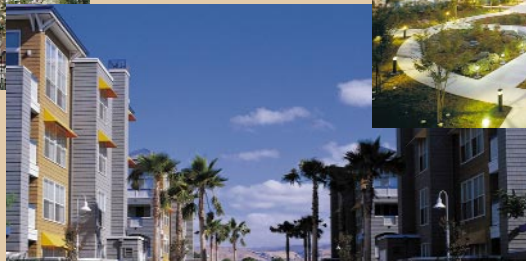


Affordable



HOUSING DEVELOPMENTS

Affordable Housing Works!

Welcome to the City of San José's

affordable housing developments self-guided tour. The City is committed to providing *high quality* affordable housing for its residents. To date, the City has invested over \$475 million in its housing programs. Paired with \$1.65 billion in private and other public funding sources, more than 15,600 units of affordable housing are planned or have been constructed in our community since the City created the housing department in 1988.

Property values in San José are among the most expensive in the nation. Housing in Silicon Valley and the San Francisco Bay Area has become increasingly desirable because of its location near the world's technology center, jobs and educational opportunities, and the *quality of life* this area provides.

You are invited to visit the affordable housing developments shown in this guide and on our website at www.sjhousing.org. It is our goal to show citizens, private investors, and developers the *quality* and *diversity* of affordable housing in San José in order to continue building, growing, and helping our community.



Affordable Housing . . . Is For Everyone

The City of San José has successfully carried out one of the most progressive affordable housing programs in one of the country's most expensive housing markets. San José is a leader in providing safe, attractive housing affordable to people of all income levels.



"Residents of affordable housing want nothing more than to become part of the quiet, peaceful life of the surrounding community. They have sought out affordable housing precisely so that they can live independent, self-sufficient lives in their chosen community."

Marti Fleetwood,
Director of HomeBase

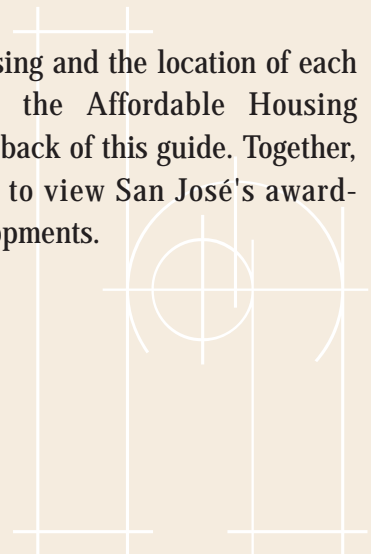
Affordable housing is . . .

- Housing that works for the community
- Designed to blend with the character of the neighborhood
- Built with high-quality construction and professionally managed
- A result of effective private/public partnerships with local government
- Providing community-wide benefits, such as increased jobs, housing for the local workforce, and shorter commutes

Affordable Housing Developments . . . A Self-Guided Tour

The City of San José finances the construction and acquisition/rehabilitation of affordable housing developments. In partnership with developers, planners, designers, and architects, the City strives to meet the goal of providing housing that meets the highest standards.

Information on City-financed housing and the location of each development is designated on the Affordable Housing Developments Map located at the back of this guide. Together, the guide and map can be used to view San José's award-winning affordable housing developments.



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A19	KENNEDY APARTMENT HOMES	100	Family	7
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C4	VILLA DE GUADALUPE	114	Senior	5
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C5	ROSE GARDEN SENIORS	113	Senior	5
C6	ARBOR TERRACE	4	Senior	5
C6	JARDINES PALOMA BLANCA	41	Senior	5
C6	GADBERRY COURT	91	Senior	5
C7	VILLA HERMOSA	78	Senior	5
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*SRO – Single-Room Occupancy

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indexed ALPHABETICALLY

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CASA FELIZ MANOR HOUSE	D1	Spcl Needs	3
CATALONIA	A14	Family	6
CINNABAR COMMONS	A14	Family	6
COMMERCIAL STREET INN	D2	Spcl Needs	3
COUNTRY HILLS	A18	Family	7
CRAIG GARDENS SENIOR HOUSING	C14	Senior	9
CREEKVIEW INN	E3	SRO	4
CRESCENDO AT RIVER OAKS	B4	Owner	4
CRESCENT PARC TOWNHOMES	B6	Owner	6
CURTNER GARDENS	E4	SRO	6
DE ROSE GARDENS	C8	Senior	6
DEERFIELD TOWNHOMES	B7	Owner	7
DELMAS PARK	A6	Family	3
DON DE DIOS	A20	Family	7
EDEN PALMS	A3	Family	2
EL PARADOR	C14	Senior	9
EL PASEO STUDIOS	E1	SRO	1
EL RANCHO VERDE	A12	Family	5
ENCLAVE, The	A8	Family	4
EVANS LANE FAMILY APARTMENTS	A16	Family	6
FALLEN LEAVES	A17	Family	7
GADBERRY COURT	C6	Senior	5
GIFFORD	A5	Family	3
GIRASOL	C4	Senior	5
GRAIL, The	B5	Owner	5
GROVE, The	A3	Family	2
HACIENDA VILLA CREEK APARTMENTS	C2	Senior	3
HAVEN, The	D1	Spcl Needs	3
HELZER COURTS	A17	Family	7
HIDDEN BROOKS APARTMENTS	A5	Family	3
HILLVIEW GLEN APARTMENTS	A13	Family	6
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HOMEPORT	D6	Spcl Needs	9
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INNVISION VILLA	E2	SRO	3
ITALIAN GARDENS FAMILY APARTMENTS	A19	Family	7
JARDINES PALOMA BLANCA	C6	Senior	5
JULIAN GARDENS	A5	Family	3
KENNEDY APARTMENTS	A19	Family	7
LA FENETRE	A15	Family	6
LAS GOLONDRINAS	C4	Senior	5
LAS MARIPOSAS	B5	Owner	5
LE MIRADOR	C16	Senior	10
LENZEN AT THE ALAMEDA	A14	Family	6
LION VILLAS	A21	Family	8
LUCRETIA GARDENS	A20	Family	7
MABUHAY SENIOR HOUSING	C2	Senior	3
MARKHAM PLAZA I	E5	SRO	7
MARKHAM PLAZA II	E5	SRO	7
MEADOWS, The	C1	Senior	2
MIDTOWN PLAZA	B6	Owner	6
MILAGRO	D3	Spcl Needs	5
MIRANDA VILLA	C8	Senior	6
MONTE VISTA GARDENS FAMILY APARTMENTS	A12	Family	5
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MONTE VISTA GARDENS SENIOR II	C5	Senior	5
MONTEREY GLEN INN	E5	SRO	7
MONTGOMERY STREET SHELTER	D2	Spcl Needs	3
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OAKS OF ALMADEN, The	C15	Senior	9
OHLONE CHYNOWETH COMMONS	A22	Family	9
OHLONE COURT FAMILY APARTMENTS	A22	Family	9
PALM COURT SENIOR	C2	Senior	3
PARKSIDE GLEN	A13	Family	6
PARKVIEW FAMILY APARTMENTS	A15	Family	6
PARKVIEW SENIOR APARTMENTS	C8	Senior	6
PAULA STREET	A15	Family	6
PENSIONE ESPERANZA	E2	SRO	3
PINMORE GARDENS	A23	Family	9
PLAZA DEL SOL	C16	Senior	10
PLAZA MARIA	A6	Family	3
POCO WAY APARTMENTS	A12	Family	5
POLLARD PLAZA	A19	Family	7
PT. REYES APARTMENTS	A2	Family	1
QUAIL HILLS	C3	Senior	4
RECEPTION CENTER	D5	Spcl Needs	7
RINCON DE LOS ESTEROS	A9	Family	4
ROEWILL DRIVE	D4	Spcl Needs	6
ROSE GARDEN SENIORS	C5	Senior	5
RYLAND MEWS	B3	Owner	3
SAN JOSE CONDOS	B2	Owner	3
SAN JOSE FAMILY SHELTER	D3	Spcl Needs	5
SANTA CLARA COUNTY CHILDREN'S SHELTER	D6	Spcl Needs	9
SANTA FAMILIA	A22	Family	9
SHIRAZ SENIOR HOUSING	C12	Senior	7
SIENA COURT	B2	Owner	3
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SUEÑOS	B5	Owner	5
SUMMERCREST VILLAS	C9	Senior	6
SUNSET SQUARE APARTMENTS	A11	Family	5
THORNBRIDGE APARTMENT HOMES	A4	Family	2
TIERRA ENCANTADA	A11	Family	5
TIMBERWOOD	A18	Family	7
TROY APARTMENTS	A6	Family	3
TURN LEAF APARTMENTS	A1	Family	1
TUSCANY HILLS	B7	Owner	7
UNIVERSITY GARDENS	B2	Owner	3
VALLEY PALMS APARTMENTS	A17	Family	7
VERANDAS, The	A9	Family	4
VERMONT HOUSE	D4	Spcl Needs	6
VILLA DE GUADALUPE	C4	Senior	5
VILLA GARCIA	A2	Family	1
VILLA HERMOSA	C7	Senior	5
VILLA MONTEREY	A18	Family	7
VILLA SAN PEDRO	A3	Family	2
VILLA SAVANNAH	A8	Family	4
VILLA TORRE I	A7	Family	3
VILLA TORRE II	A7	Family	3
VILLAGE AT WILLOW GLEN	C9	Senior	6
VILLAGGIO SENIOR HOUSING	C13	Senior	8
VISTA DE LAS MONTAÑAS	B7	Owner	7
VISTA PARK SENIOR I	C11	Senior	7
VISTA PARK SENIOR II	C11	Senior	7
WEST SAN CARLOS BOWL SENIORS	C10	Senior	6
WEST SAN CARLOS BOWL TOWNHOMES	B6	Owner	6
YWCA VILLA NUEVA	A7	Family	3

*SRO – Single-Room Occupancy



Coming Soon

FAMILY Affordable HOUSING DEVELOPMENTS District 1

6* - Baker Park

Baker Park's award-winning design makes this development an asset to its neighbors and an attractive home to its residents. Adjacent to a park, an elementary school, and a City community center, this family development was built on a surplus school site in West San José, an area of the city with few land purchase opportunities.

Completed:	1995-96
Location:	4748 Campbell Avenue and Fallbrook Drive
Unit Mix:	98 units; 42 VLI/56 LI
Units per Acre:	33.3
Developer:	Mid-Peninsula Housing Coalition
Architect:	Alexander Seidel and Associates
General Contractor:	Douglas Ross Construction, Inc.
Property Manager:	Mid-Peninsula Housing Management Corp.
Financing:	City of San José - \$3,245,000; Other Partners - \$10,824,700
Total Funding:	\$14,069,700

131* - Turn Leaf Apartments

This development, located in the Winchester Strong Neighborhoods Initiative area, includes the acquisition and rehabilitation of 4, two- and three-story buildings. Seismic retrofit of the tuck-under parking areas, through the addition of welded steel frames at the carport openings, was required. Additional upgrades include the installation of air-conditioning in each unit and extensive remodeling of the recreation room.

Completed:	Anticipated completion: 2003-04
Location:	3201 Loma Verde Drive
Unit Mix:	152 units; 46 VLI/91 LI 15 market rate units
Units per Acre:	38.6
Developer:	Fairfield Development, L.P.
Architect:	none
General Contractor:	Fairfield Development, L.P.
Property Manager:	Fairfield Properties, L.P.
Financing:	City of San José - \$2,775,000; Other Partners - \$21,254,440
Total Funding:	\$24,029,440



FAMILY Affordable HOUSING DEVELOPMENTS District 1



8* - Bridgeport Court

Residents of this pleasant West San José neighborhood were delighted with the acquisition and rehabilitation of this run-down 28-unit apartment development that was troubled by social issues. In addition, this public investment prompted additional private funding to rebuild the surrounding community. Located in the Blackford Strong Neighborhoods Initiative Area, residents receive coordinated City services and assistance (*see Pt. Reyes Apartments*).

Completed:	1990-91
Location:	3678 and 3679 Bridgeport Court/ San Tomas Expressway and Payne Avenue
Unit Mix:	28 units; 8 VLI/20 LI
Units per Acre:	26.4
Developer:	Community Housing Developers, Inc.
Architect:	none
General Contractor:	Chircop Construction
Property Manager:	The John Stewart Company
Financing:	City of San José - \$290,000; Other Partners - \$2,524,923
Total Funding:	\$2,814,923



11* - Pt. Reyes Apartments

Located in a pleasant West San José neighborhood, the acquisition and rehabilitation of the Pt. Reyes Apartments allowed for the conversion of this dilapidated 28-unit complex into a clean, safe environment for residents. A former Project Blossom area, which was the precursor to the City's Strong Neighborhoods Initiative, the surrounding residents received City services and technical assistance to help them revitalize their neighborhood (*see Bridgeport Court*).

Completed:	1991-92
Location:	3680-3681 Cape Cod Court east of Boynton Avenue
Unit Mix:	28 units; 8 VLI/20 LI
Units per Acre:	26.2
Developer:	Community Housing Developers, Inc.
Architect:	Larry Lagier
General Contractor:	Barry Swenson Builder
Property Manager:	The John Stewart Company
Financing:	City of San José - \$1,200,000; Other Partners - \$1,290,000
Total Funding:	\$2,490,000



77* - Villa Garcia

Transferred to the Housing Authority after a HUD foreclosure, the property was in need of upgrades to correct problems caused by deferred maintenance. Major rehabilitation was performed, including new roofing, new flooring, plumbing, electrical, and heating system replacements to make the units attractive and more livable for the existing residents. The completion of these repairs plus new landscaping had a positive impact on the surrounding neighborhood.

Completed:	1997-98
Location:	7213 Clarendon Street and Weyburn Lane, east of DeAnza Boulevard
Unit Mix:	80 units; 59 VLI/21 LI
Units per Acre:	25.9
Developer:	The Housing Authority of the County of Santa Clara
Architect:	none
General Contractor:	F.D. Ouellette
Property Manager:	Property Management Inc.
Financing:	City of San José - \$514,000; Other Partners - \$1,500,564
Total Funding:	\$2,014,564



FAMILY Affordable HOUSING DEVELOPMENTS District 2



26* - Eden Palms

Set in the well-established Edenvale area of San José, the three- and four-bedroom Eden Palms townhouse units all have enclosed patios and in-unit laundry facilities. Smaller two-bedroom flats with the same amenities are distributed throughout the development. A 5,000 sq. ft. community room with a full kitchen, outdoor barbeques, and tot lots provide entertainment for residents. An on-site service coordinator is also available to assist residents.

Completed:	1996-97
Location:	5398 Monterey Road north of Blossom Hill Road
Unit Mix:	145 units; 108 VLI/37 LI
Units per Acre:	14.2
Developer:	Eden Housing, Inc.
Architect:	Backen, Arrigoni & Ross
General Contractor:	Yamaoka Builders
Property Manager:	Eden Housing Management Inc.
Financing:	City of San José - \$6,000,000; Other Partners - \$18,670,000
Total Funding:	\$24,670,000



31* - The Grove

This townhouse-style family rental development is located across the street from a companion senior housing development (see *The Meadows*). With leveraging from the State's Rental Housing Construction Program, this development includes a community center, an on-site day care facility, and is located next to a City park. English language classes, courses in financial management, job seeking skills, and AIDS awareness classes are offered on-site.

Completed:	1993-94
Location:	510 Branham Lane and Battledance Drive
Unit Mix:	40 units; 27 VLI/12 LI 1 manager's unit
Units per Acre:	14.6
Developer:	Community Housing Developers, Inc.
Architect:	Oberdorfer & Associates
General Contractor:	Hopkins Construction
Property Manager:	The John Stewart Company
Financing:	City of San José - \$1,829,286; Other Partners - \$3,496,314
Total Funding:	\$5,325,600



79* - Villa San Pedro

HUD foreclosed on this property, which was in significant disrepair and more than 50% vacant. The Housing Authority acquired the property from HUD and performed major rehabilitation to transform the development and remove blight from the neighborhood. Now a child care center and play areas are located in the center of the development where it was once only bare ground.

Completed:	1992-93
Location:	282 Danze Drive and Bendorf Drive
Unit Mix:	100 units; 100 VLI
Units per Acre:	25.5
Developer:	The Housing Authority of the County of Santa Clara
Architect:	Hogg & Myshen
General Contractor:	Branagh, Inc.
Property Manager:	Property Management Inc.
Financing:	City of San José - \$700,000; Other Partners - \$6,172,385
Total Funding:	\$6,872,385



Coming Soon

FAMILY Affordable HOUSING DEVELOPMENTS District 2

88* - *Thornbridge Apartment Homes*

The Thornbridge Apartment Homes help to meet the City's housing goals by rehabilitating 286 units, converting them to high quality units, and restricting rents to ensure affordability for low-income families for the next 30 years. Formerly known as the Garden Apartments, this was the first development in San José to utilize tax-exempt multi-family housing revenue bonds and included a developer contribution of \$15,000 per unit.

Completed:	2000-01
Location:	5150 Monterey Road
Unit Mix:	286 units; 284 LI/ 2 managers' units
Units per Acre:	30.3
Developer:	Fairfield Development, L.P.
Architect:	none
General Contractor:	Fairfield Development, L.P.
Property Manager:	Fairfield Properties, L.P.
Financing:	City of San José - \$0; Other Partners - \$30,650,000
Total Funding:	\$30,650,000

138* - *Branham and Monterey Family Apartments*

Originally intended for a Monterey Highway interchange, this City property will be home to one-, two-, and three-bedroom family apartments. Three landscaped courtyards provide families with a pleasant outside retreat. The existing trees along busy Branham Lane act as a natural noise buffer. In response to community feedback during the public hearing process, the City is supporting the construction of a new neighborhood library across the street.

Completed:	Anticipated completion: 2004-05
Location:	Monterey Highway and Branham Lane
Unit Mix:	175 units; 52 VLI/122 LI/ 1 manager's unit
Units per Acre:	34.7
Developer:	JSM Enterprises, Inc.
Architect:	Ko Architects
General Contractor:	Branagh, Inc.
Property Manager:	California Real Estate Management Corp.
Financing:	City of San José - \$16,296,000; Other Partners - \$32,122,000
Total Funding:	\$48,418,000



FAMILY Affordable HOUSING DEVELOPMENTS District 3



28* - Gifford

Three fully-restored Victorian houses located in the heart of San José provide transitional housing for women and children, fulfilling their dreams of self-sufficiency. Parenting, life skills, and tenant education workshops are provided to the adult residents. The Emergency Housing Consortium works with landlords to place the families in permanent housing.

Completed:	1995-96
Location:	325 North Gifford Avenue south of San Carlos Street
Unit Mix:	6 units; 6 VLI
Units per Acre:	28.5
Developer:	Emergency Housing Consortium
Architect:	Bamburg and Associates
General Contractor:	Peter Grimm
Property Manager:	Emergency Housing Consortium
Financing:	City of San José - \$94,740; Other Partners - \$211,000
Total Funding:	\$305,740



42* - Julian Gardens

Constructed at the same time as its companion public housing project (*see Lucretia Gardens*), under a single HUD grant, this nine-unit townhouse-style development located in downtown San José looks like ownership housing. In contrast to public housing developments constructed in other parts of the country, the design of this small complex integrates well into the surrounding neighborhood.

Completed:	1993-94
Location:	319 North 8th Street and Julian Street
Unit Mix:	9 units; 9 VLI
Units per Acre:	21.0
Developer:	The Housing Authority of the County of Santa Clara
Architect:	Herman, Stoller, Coliver Architects
General Contractor:	Nibbi Brothers Construction
Property Manager:	Property Management Inc.
Financing:	City of San José - \$515,880; Other Partners - \$849,168
Total Funding:	\$1,365,048



134* - Hidden Brooks Apartments

The City held a TEFRA hearing for this acquisition and rehabilitation development, which includes eleven two-story buildings originally built in 1972. The units received a complete interior make-over and access improvements for disabled persons. An existing one-acre park with lush lawns and a barbecue area has been upgraded to include a pool, a tot lot, and a new clubhouse. The recreation room was also updated to include fitness equipment, billiards, and a computer center.

Completed:	2002-03
Location:	435 Wooster Avenue
Unit Mix:	201 units; 40 VLI/160 LI/ 1 manager's unit
Units per Acre:	26.6
Developer:	RHC Communities
Architect:	JMH Architect
General Contractor:	ROEM Builders, Inc.
Property Manager:	FPI Management Inc.
Financing:	City of San José - \$0; Other Partners - \$26,460,479
Total Funding:	\$26,460,479



Coming Soon

FAMILY Affordable HOUSING DEVELOPMENTS District 3

64* - Plaza María

A former church site owned by the Diocese of San José, Plaza María is now home to 53 families and includes spacious living units designed especially with families in mind. Amenities at this brightly-colored complex include a community center with kitchen and outdoor play areas for children. Located in downtown San José, residents can walk to work or choose a variety of transportation options.

Completed:	1995-96
Location:	115 East Reed Street and Third Street
Unit Mix:	53 units; 26 VLI/27 LI
Units per Acre:	38.4
Developer:	Mercy Housing Corp.
Architect:	David Baker and Associates
General Contractor:	L & D Construction
Property Manager:	Mercy Housing Property Management
Financing:	City of San José - \$1,500,000; Other Partners - \$6,844,634
Total Funding:	\$8,344,634

74* - Troy Apartments

The name for this development was derived from the 19th Century Troy Laundry, which once occupied the site. The final product, which has units available for people displaced by downtown San José redevelopment projects, has had a positive, revitalizing impact on the older neighborhood near downtown San José. The Developer addressed numerous construction issues to build this infill development.

Completed:	1995-96
Location:	714 South Almaden Avenue and Duane Street
Unit Mix:	30 units; 15 VLI/15 LI
Units per Acre:	30.4
Developer:	First Community Housing
Architect:	Bamberg and Associates
General Contractor:	Barry Swenson Builder
Property Manager:	John Stewart Company
Financing:	City of San José - \$2,692,036; Other Partners - \$1,335,000
Total Funding:	\$4,027,036

92* - Delmas Park

This one-of-a-kind rental complex will include on-site classes through the San José Teachers Foundation. This family development, which will give preference to teachers, features one- to three-bedroom units. Existing teachers and residents interested in earning a teaching credential can take classes to obtain their credentials or license credits. The construction of a retail/commercial center will add convenience for all nearby residents.

Completed:	Anticipated completion: 2004-05
Location:	Bird Avenue and West San Carlos Street
Unit Mix:	133 units; 27 VLI/105 LI/ 1 manager's unit
Units per Acre:	100.0
Developer:	CORE Development, Inc.
Architect:	David Baker and Associates
General Contractor:	CORE Builders
Property Manager:	TBD
Financing:	City of San José - \$9,306,000; Other Partners - \$25,569,000
Total Funding:	\$34,875,000



FAMILY Affordable HOUSING DEVELOPMENTS

District 3



84* - YWCA Villa Nueva

Situated in the heart of downtown San José, this award-winning mixed-use facility includes 63 units of affordable transitional housing for single parents. A variety of services, including an on-site day care center, a fitness center, employment placement, and life-skills training are available. The YWCA offices are housed on the bottom two floors.

Completed:	1992-93
Location:	375 South 3rd Street and San Carlos Street
Unit Mix:	63 units; 63 VLI
Units per Acre:	76.9
Developer:	BRIDGE Housing Corporation
Architect:	The Steinberg Group
General Contractor:	L & D Construction
Property Manager:	BRIDGE Property Management
Financing:	City of San José - \$4,080,000; Other Partners - \$6,880,000
Total Funding:	\$10,960,000



89* - Villa Torre I

Rezoned for high density housing, Villa Torre is one of the first properties in the East Gardner neighborhood to be redeveloped. The site previously housed an abandoned weigh scale and provided crate storage for Dole's fruit packing business. The development is located near two elementary schools, a library, a new park, the San José Municipal Stadium, and the San José State University's Spartan Stadium making it a desirable location for families with children and sports fans (see *Villa Torre II*).

Completed:	2001-02
Location:	955 South 6th Street and Martha Street
Unit Mix:	103 units; 31 VLI/71 LI/ 1 manager's unit
Units per Acre:	53.0
Developer:	JSM Enterprises, Inc.
Architect:	Ko Architects
General Contractor:	Branagh, Inc.
Property Manager:	California Real Estate Management Corporation
Financing:	City of San José - \$5,092,000; Other Partners - \$15,303,000
Total Funding:	\$20,395,000



90* - Villa Torre II

Phase II of Villa Torre is located in the heart of San José and near San José State University. Close to Highway 280 and downtown, residents have easy access to a variety of amenities, cultural events, and theater venues. Residents can use two VTA bus routes, and are within one-half mile of Kelley Park, Happy Hollow Zoo, the Japanese Friendship Gardens, and the San José Historical Museum (see *Villa Torre I*).

Completed:	2002-03
Location:	985 South 6th Street and Martha Street
Unit Mix:	88 units; 18 VLI/69 LI/ 1 manager's unit
Units per Acre:	53.0
Developer:	JSM Enterprises, Inc.
Architect:	Ko Architects
General Contractor:	Branagh, Inc.
Property Manager:	California Real Estate Management Corporation
Financing:	City of San José - \$5,646,000; Other Partners - \$13,906,000
Total Funding:	\$19,552,000



FAMILY Affordable HOUSING DEVELOPMENTS District 4



27* - The Enclave

Located in the Rincon De Los Esteros Redevelopment Project Area, this large housing community has several prominent employers as neighbors, including Cisco Systems, Honeywell, Sony, and Lockheed Martin. Part of a master-planned residential community, this urban village is near the light rail line, and has many amenities, including a 7,790 sq. ft. community room, tennis courts, swimming pools, and a business center.

Completed:	1999-00
Location:	4355 Renaissance Drive north of Tasman Drive
Unit Mix:	658 units; 127 VLI/143 mod/ 388 market rate units
Units per Acre:	27.8
Developer:	Forest City Development
Architect:	McLarand Vasquez & Partners, Inc.
General Contractor:	Birtcher Construction Company
Property Manager:	Forest City Management
Financing:	City of San José - \$5,600,000; Other Partners - \$71,000,000
Total Funding:	\$76,600,000



71* - Stonegate Apartments

Located in the middle of Silicon Valley's employment center, one of the conveniences of this development is that residents can walk to nearby jobs or take light rail to employment opportunities in other parts of San José. One of three adjacent Kaufman & Broad developments (*see The Enclave and Villa Savannah*), the development includes a community pool, a computer room, and community space for events.

Completed:	1998-99
Location:	4401 Renaissance Drive north of Tasman Drive
Unit Mix:	120 units; 24 VLI/96 LI
Units per Acre:	23.2
Developer:	Kaufman & Broad
Architect:	Kaufman & Broad Architectural Group
General Contractor:	Kaufman & Broad South Bay Division
Property Manager:	Pinnacle Management Company
Financing:	City of San José - \$3,210,000; Other Partners - \$12,841,130
Total Funding:	\$16,051,130



80* - Villa Savannah

Part of an urban village, which provides housing near jobs, Villa Savannah is located in the middle of a major Silicon Valley employment center. The development, which is located next door to The Enclave and Stonegate family apartments, includes recreational facilities such as a pool, computer center, and a community room.

Completed:	1998-99
Location:	4501 Renaissance Drive and Tasman Drive
Unit Mix:	140 units; 28 VLI/112 LI
Units per Acre:	27.2
Developer:	Kaufman & Broad
Architect:	Kaufman & Broad Architectural Group
General Contractor:	Kaufman & Broad South Bay Division
Property Manager:	Pinnacle Management Company
Financing:	City of San José - \$3,450,000; Other Partners - \$15,218,587
Total Funding:	\$18,668,587



FAMILY Affordable HOUSING DEVELOPMENTS District 4

44* - Rincon de Los Esteros

One of the City's most challenging developments, it was necessary to annex this parcel to the City, amend both the Redevelopment Project Area and the General Plan, and relocate the transmission towers of a long-standing radio station. One of the largest developments funded by the City, Rincon de Los Esteros offers wonderful open spaces, a tot lot and includes an inviting pool.

Completed:	1994-95
Location:	1780 Old Oakland Road and McKay Drive
Unit Mix:	246 units; 135 VLI/111 LI
Units per Acre:	32.1
Developer:	First Community Housing
Architect:	Fisher Friedman Associates
General Contractor:	Dow Builders
Property Manager:	The John Stewart Company
Financing:	City of San José - \$10,577,732; Other Partners - \$26,011,799
Total Funding:	\$36,589,531

76* - The Verandas

Located in north San José, residents live just minutes from numerous Silicon Valley employers. This California-contemporary style development, near the Capitol Light Rail line, provides commuters with easy access to work. Built on the site of a former Woolworth's Garden Center, the Verandas includes a lounge with a kitchen, a weight room, a tot lot, and other amenities.

Completed:	1999-00
Location:	1868 Capitol Avenue south of Cropley Avenue
Unit Mix:	92 units; 19 VLI/73 LI
Units per Acre:	27.0
Developer:	JSM Enterprises, Inc.
Architect:	James Guthrie and Associates
General Contractor:	Segue Construction
Property Manager:	California Real Estate Management
Financing:	City of San José - \$2,925,000; Other Partners - \$9,479,404
Total Funding:	\$12,404,404

94* - Betty Anne Gardens

Residents of Betty Anne Gardens enjoy creekside living near the Penitencia Creek preserve. The development incorporates environmentally-friendly, "green" building materials, and provides a community center with a tot lot and a computer lab. Light rail services will be constructed nearby and bus stops will be in front of Betty Anne Gardens. Residents can use their Eco Passes to take them to work, school or recreational areas throughout San José.

Completed:	Anticipated completion: 2003-04
Location:	945 and 955 North King Road
Unit Mix:	76 units; 8 ELI/15 VLI/53 LI
Units per Acre:	20.7
Developer:	First Community Housing
Architect:	The Office of Jerome King, AIA
General Contractor:	Branagh, Inc.
Property Manager:	The John Stewart Company
Financing:	City of San José - \$6,064,114; Other Partners - \$13,610,000
Total Funding:	\$19,674,114



FAMILY Affordable HOUSING DEVELOPMENTS

District 4

93* - Arbor Park Community

Arbor Park's 75 one-, two-, and three-bedroom units provide a comfortable home for young families by hosting a day care facility, a tot lot, and a computer center available to all residents. The construction of this development also features the handy-work of YouthBuild, an organization dedicated to teaching at-risk youth construction and employment skills while they study for their GED.

Completed:	2001-02
Location:	899 North King Road and Mabury Road
Unit Mix:	75 units; 7 ELI/39 VLI/28 LI/1 manager's unit
Units per Acre:	23.4
Developer:	Community Home Builders & Associates
Architect:	James Guthrie and Associates
General Contractor:	L & D Construction
Property Manager:	DKD Property Management
Financing:	City of San José - \$2,536,458; Other Partners - \$12,477,203
Total Funding:	\$15,013,661



FAMILY Affordable HOUSING DEVELOPMENTS

District 5



96* - Terramina

Tucked in a tranquil east San José neighborhood, the North White Road development creates a unique architectural presence. The modern detailing blends in beautifully with the surrounding neighborhood. A fully furnished recreation area, a TV room, an exercise room, a community room, and a playground contribute to an enjoyable residential community. Close proximity to shopping and services enhance residents' quality of life.

Completed:	Anticipated completion: 2002-03
Location:	400 - 412 North White Road
Unit Mix:	157 units; 48 VLI/108 LI/ 1 manager's unit
Units per Acre:	42.0
Developer:	JSM Enterprises, Inc.
Architect:	Ko Architects
General Contractor:	Branagh, Inc.
Property Manager:	California Real Estate Management
Financing:	City of San José - \$9,985,000; Other Partners - \$26,265,000
Total Funding:	\$36,250,000



97* - Sunset Square Apartments

The Sunset Square Apartments, a mix of one-, two-, and three-bedroom units, have undergone an extensive rehabilitation in 2003. Rehabilitation of the units was staggered so that existing low-income tenants wouldn't have to relocate during the upgrades. Conveniently located west of the Eastside Neighborhood Center, tenants have easy access to services from Catholic Charities, including employment training, ESL, individual development, and case management.

Completed:	2002-03
Location:	2080 Alum Rock Avenue
Unit Mix:	96 units; 10 ELI/33 VLI/51 LI/ 2 managers' units
Units per Acre:	114.0
Developer:	Sunset Charities Housing Corp.
Architect:	Studio E Architects
General Contractor:	Lucas Construction and Development
Property Manager:	Charities Housing Development Corp.
Financing:	City of San José - \$2,879,900; Other Partners - \$12,514,762
Total Funding:	\$15,394,662



132* - Tierra Encantada

This mixed-use development includes commercial space with outdoor cafes, bike parking, and planter boxes. These family apartments, of Spanish Colonial architecture, incorporate stucco, tiled roofs, wrought iron, and decorative colored tile. Amenities include an on-site computer training center and transit Eco Passes for the tenants. This site also incorporates a small number of for-sale townhomes, acting as a transition between the high-density apartments and the lower density neighborhood.

Completed:	Anticipated completion: 2003-04
Location:	1902-1920 Alum Rock Avenue and McCreery Avenue
Unit Mix:	93 units; 10 ELI/57 VLI/25 LI/ 1 manager's unit
Units per Acre:	49.5
Developer:	Community Housing Developers, Inc.
Architect:	MRA Associates
General Contractor:	TBD
Property Manager:	Pinnacle Management Company
Financing:	City of San José - \$5,000,000; Other Partners - \$20,168,000
Total Funding:	\$25,168,000



FAMILY Affordable HOUSING DEVELOPMENTS

District 5



65* - Poco Way Apartments

The City purchased the structures lining Poco Way and after an extensive community process, worked with the Housing Authority to rehabilitate half the block and rebuild the other half. Now a changed and revitalized neighborhood, Poco Way Apartments are a source of pride to residents. A play area and tot lot now sit on a former street right-of-way, blocking the route and making it safer for children. A beautiful community center offers residents computer access and a place to gather.

Completed:	1996-97
Location:	1900 Poco Way and Story Road and McCreery Avenue
Unit Mix:	129 units; 129 VLI
Units per Acre:	24.3
Developer:	The Housing Authority of the County of Santa Clara
Architect:	Herman Stoller Coliver Architects
General Contractor:	Douglas Ross Construction, Inc.
Property Manager:	Property Management Inc.
Financing:	City of San José - \$8,642,431; Other Partners - \$12,945,457
Total Funding:	\$21,587,888



98* - Monte Vista Gardens Family Apartments

This one-, two-, and three- bed-room development features a computer room, tot lot, swimming pool, and other amenities. It is conveniently located at the end of the Capitol Light Rail line. In addition to building residential parking lots for Monte Vista Seniors I and II, ROEM Developers agreed to build additional parking spaces for the adjacent Light Rail station, (see *Monte Vista Gardens Senior I and Monte Vista Gardens Senior II*).

Completed:	2000-01
Location:	333 South Capitol Avenue
Unit Mix:	144 units; 12 ELI/64 VLI/38 LI/ 30 market rate units
Units per Acre:	33.0
Developer:	ROEM Development Corp.
Architect:	James Guthrie and Associates
General Contractor:	ROEM Builders, Inc.
Property Manager:	The John Stewart Company
Financing:	City of San José - \$4,900,000; Other Partners - \$24,163,000
Total Funding:	\$29,063,000



95* - El Rancho Verde

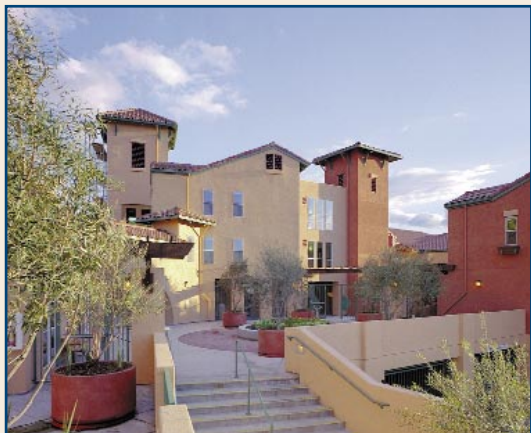
El Rancho Verde is the largest preservation of affordable housing west of the Mississippi. All 696 units will remain permanently affordable. Mature landscaping, majestic trees, two pools, a new community center, a TV-room, a computer center, and childcare facilities make this urban oasis a vision of success. Originally a HUD program, financing came from a tax-exempt bond issued by the California Housing Finance Agency.

Completed:	2001-02
Location:	300 Checkers Drive
Unit Mix:	700 units; 139 VLI/557 LI/ 4 managers' units
Units per Acre:	22.3
Developer:	The Related Companies of California
Architect:	The Steinberg Group
General Contractor:	Portrait Homes Inc.
Property Manager:	Related Management Company
Financing:	City of San José - \$5,500,000; Other Partners - \$116,012,000
Total Funding:	\$121,512,000



FAMILY Affordable HOUSING DEVELOPMENTS

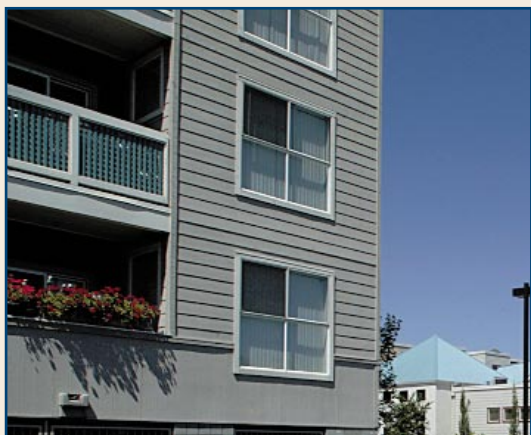
District 6



10* - Canoas Terrace

Built on a surplus freeway right-of-way site, and purchased at a price that was 50% below market, this Mediterranean-style complex provides its residents with private patios, extensive community space, barbecue areas, and tot lots. One of several family developments in San José to receive 9% Tax Credits, Canoas Terrace is adjacent to a light rail station and is conveniently located near shopping and services.

Completed:	1999-2000
Location:	420 Sands Drive and Canoas Garden Avenue
Unit Mix:	112 units; 45 VLI/67 LI
Units per Acre:	42.4
Developer:	Community Housing Developers, Inc.
Architect:	Hardison, Komatsu, Ivelech & Tucker
General Contractor:	C. Overaa & Company
Property Manager:	Insignia Management Group
Financing:	City of San José - \$2,750,603 Other Partners - \$15,517,000
Total Funding:	\$18,267,603



33* - Hillview Glen Apartments

Views of Mount Hamilton can be seen from the grounds of this family housing development, which provides its residents with amenities that include on-site child care, a recreation room, kitchen, outdoor play areas, and sports courts. This development is next door to a companion family rental development by the same developer (see *Parkside Glen*).

Completed:	1992-93
Location:	3220 Pearl Avenue and Hillsdale Avenue
Unit Mix:	138 units; 125 VLI/13 LI
Units per Acre:	24.8
Developer:	CORE Development, Inc. and The Related Companies of California
Architect:	James Guthrie and Associates
General Contractor:	Yamaoka Builders
Property Manager:	The Related Management Company
Financing:	City of San José - \$6,000,000 Other Partners - \$12,077,900
Total Funding:	\$18,077,900



57* - Parkside Glen

Adjacent to the attractive Hillview Glen Apartments, this development offers its residents significant amenities, including a community room, pool, tot pool, tot lot, computer center, children's activity room, and weight room. Located next door to a vocational training center, the developer also dedicated a portion of the land toward building an adjacent City park.

Completed:	1998-99
Location:	810 Hillsdale Avenue and Pearl Avenue
Unit Mix:	180 units; 36 VLI/144 LI
Units per Acre:	24.9
Developer:	CORE Development, Inc., and The Related Companies of California
Architect:	James Guthrie and Associates
General Contractor:	Fred Hearn Construction
Property Manager:	The Related Management Company
Financing:	City of San José - \$5,480,000 Other Partners - \$18,780,938
Total Funding:	\$24,260,938



Coming Soon

FAMILY Affordable HOUSING DEVELOPMENTS District 6

17* - Catalonia

Due to the recession in the early 1990s, the condominium development originally planned for this site never proceeded. Eden Housing volunteered to develop the City-owned site, and the result was an attractive complex of three- and four-bedroom rental townhouse-style units complete with enclosed garages. Financed with 9% tax-credits, 100% of the units are affordable.

Completed:	1995-96
Location:	2036 Evans Lane east of Canoas Garden Avenue
Unit Mix:	50 units; 11 VLI/39 LI
Units per Acre:	18.1
Developer:	Eden Housing, Inc.
Architect:	James Guthrie and Associates
General Contractor:	Bogart Construction, Inc.
Property Manager:	Eden Housing Management, Inc.
Financing:	City of San José - \$2,250,000; Other Partners - \$8,624,213
Total Funding:	\$10,874,213

85* - Lenzen at the Alameda

This luxurious development is the first in San José to be marketed to public school teachers. It features studios, and one- and two-bedroom units with air conditioning and dishwashers. Amenities include a solar heated swimming pool, fitness center, computer room, tot lot, community room, and laundry room. Located across the street from the San José Unified School District office, Lenzen is also a short walk to The Alameda's revitalized retail area.

Completed:	2002-03
Location:	790 Lenzen Avenue east of The Alameda
Unit Mix:	88 units; 18 VLI/69 LI/ 1 manager's unit
Units per Acre:	53.9
Developer:	CORE Development, Inc.
Architect:	David Baker and Associates
General Contractor:	CORE Builders
Property Manager:	Ventana Property Services
Financing:	City of San José - \$4,674,337; Other Partners - \$13,925,663
Total Funding:	\$18,600,000

124* - Cinnabar Commons

This affordable housing development will replace a mixture of commercial and industrial buildings and support revitalization of the Downtown Core. This community will consist of four independent complexes, including a half-acre park which will preserve a large coastal live-oak tree representative of San José's rich natural history. Residents will be able to enjoy the safety and convenience of this community-park, as well as courtyards exhibiting diverse landscaping themes.

Completed:	Anticipated completion: 2004-05
Location:	Stockton Avenue and Lenzen Avenue
Unit Mix:	245 units; 49 VLI/196 LI
Units per Acre:	67.5
Developer:	Seven Hills Properties
Architect:	Levy Design Partners
General Contractor:	Nibbi Brothers
Property Manager:	Yerba Buena Commons Associates, Inc.
Financing:	City of San José - \$14,046,000; Other Partners - \$36,632,750
Total Funding:	\$50,678,750



FAMILY Affordable HOUSING DEVELOPMENTS

District 6



43* - La Fenetre

La Fenetre is located within 2,000 feet of a planned light rail station and is surrounded by residential neighborhoods, retail shopping areas, and high-quality light-industrial, research and development buildings. With its early California contemporary design, more than 40% of the land at this family housing development site is devoted to landscaping, walkways, and playground areas.

Completed:	1995-96
Location:	705 Northrup Street and Parkmoor Avenue
Unit Mix:	50 units; 10 VLI/40 LI
Units per Acre:	34.0
Developer:	JSM Enterprises, Inc.
Architect:	Joe G. Hernandez Architects AIA
General Contractor:	Yamaoka Construction
Property Manager:	California Real Estate Management Corp.
Financing:	City of San José - \$875,000; Other Partners - \$4,661,000
Total Funding:	\$5,536,000



58* - Parkview Family Apartments

A pioneering project developed as part of the Midtown Specific Plan, this family development is one of several projects on the site of a former Sears department store. Within steps from residents' front doors is a Safeway Super Store and a McDonalds. The overall design of the site includes a paseo that provides pedestrian access between the residential and commercial uses of the development (see *Midtown Senior Apartments and Crescent Parc Townhomes*).

Completed:	1997-98
Location:	360 Meridian Avenue and San Carlos Street
Unit Mix:	90 units; 54 VLI/35 LI/ 1 manager's unit
Units per Acre:	43.0
Developer:	EAH
General Contractor:	Barry Swenson Builder
Property Manager:	EAH
Financing:	City of San José - \$4,445,000; Other Partners - \$9,570,500
Total Funding:	\$14,015,500



60* - Paula Street

Located on the border of San José's Willow Glen neighborhood, the development on this small in-fill lot provides a home for 21 families, several of whom were displaced as a result of downtown redevelopment projects. These families pay no more than 30% of their income to live in these well appointed units. With creative architecture, the developer was able to include patios and open spaces in the development.

Completed:	1991-92
Location:	801 Paula Street and Lincoln Avenue
Unit Mix:	21 units; 10 VLI/10 moderate/ 1 manager's unit
Units per Acre:	31.0
Developer:	First Community Housing
Architect:	Marquis Associates
General Contractor:	Yamaoka Builders
Property Manager:	The John Stewart Company
Financing:	City of San José - \$1,338,000; Other Partners - \$924,000
Total Funding:	\$2,262,000



FAMILY Affordable HOUSING DEVELOPMENTS

District 6

38* - Huff Avenue Apartments

Located on the site of a former orchard in a West San José neighborhood, this family housing development was designed with the community in mind. With inviting outdoor areas including a fountain, children have room to play and adults can relax while enjoying the sunny California weather. Residents have access to good schools, and can walk to major shopping and retail centers.

Completed:	1996-97
Location:	3021 Huff Avenue east of Winchester Boulevard
Unit Mix:	72 units; 36 VLI/36 LI
Units per Acre:	25.2
Developer:	The Housing Authority of the County of Santa Clara
Architect:	Treffinger, Walz and MacLeod
General Contractor:	Douglas Ross Construction, Inc.
Property Manager:	Property Management Inc.
Financing:	City of San José - \$1,900,000; Other Partners - \$9,640,365
Total Funding:	\$11,540,365

14* - Evans Lane Family Apartments

Evans Lane will have a large percentage of three-bedroom units and will be designed in accordance with San José's Smart Growth Policy, which encourages the location of housing near transit corridors. Its location along a cul-de-sac will reduce neighborhood traffic, providing a safer walking environment. Because it is a short walk to the Curtner Light Rail Station and is in a pedestrian friendly neighborhood, this development will be a top choice for commuters and young families.

Completed:	Anticipated completion: 2004-05
Location:	1848 Evans Lane
Unit Mix:	239 units; 35 ELI/48 VLI/ 153 LI/3 managers' units
Units per Acre:	39.0
Developer:	JSM Enterprises
Architect:	James Guthrie and Associates
General Contractor:	L & D Construction
Property Manager:	California Real Estate Management, Inc.
Financing:	City of San José - \$23,420,000; Other Partners - \$37,496,297
Total Funding:	\$60,916,297




Coming Soon

FAMILY Affordable HOUSING DEVELOPMENTS District 7

32* - Helzer Courts

Built on the site of a former cattle and horse ranch, divided by the construction of State Route 87, this family rental development has a distinctive urban neighborhood design, with row houses surrounding centralized open courts on each block. Located in the Communications Hill Specific Plan Area, 18.7 acres of the site will remain as permanent open space. Residents can enjoy the nearby Canoas Creek bicycle and pedestrian pathways.

Completed:	2000-01
Location:	3200 Narvaez Avenue, east of Route 87
Unit Mix:	155 units; 154 VLI/ 1 manager's unit
Units per Acre:	32.7
Developer:	The Housing Authority of the County of Santa Clara
Architect:	Barnhart Associates
General Contractor:	Segue Construction
Property Manager:	Property Management, Inc.
Financing:	City of San José - \$5,580,000; Other Partners - \$19,467,000
Total Funding:	\$25,047,000

135* - Valley Palms Apartments

The acquisition and rehabilitation of this 27 building development, built in 1966, makes these previously unrestricted units affordable to low- and very low-income households. A mixture of flats and townhomes, each unit has its own patio or fenced yard. Residents enjoy two saunas, a restored putting green, tennis courts, basketball courts, a tot lot, two swimming pools, and a wading pool. Controlled gates provide safety and access to the entire complex.

Completed:	2002-03
Location:	2155-2245 Lanai Avenue
Unit Mix:	354 units; 106 VLI/248 LI
Units per Acre:	18.9
Developer:	KDF Communities
Architect:	none
General Contractor:	KDF Communities LLC
Property Manager:	Village Investments
Financing:	City of San José - \$0 Other Partners - \$45,847,345
Total Funding:	\$45,847,345

136* - Fallen Leaves

The three lots comprising Fallen Leaves were originally part of the 1884 Pueblo de San José subdivision. Residents have access to downtown entertainment, to retail and commercial business along Tully and McLaughlin, and to Capitol Expressway and Highway 101. At the same time, the large centralized interior courtyard provides a welcome respite from the bustle of urban living.

Completed:	Anticipated completion: 2003-04
Location:	202 Lewis Road and Wall Street
Unit Mix:	160 units; 30 ELI/18 VLI/111 LI/ 1 manager's unit
Units per Acre:	41.0
Developer:	ROEM Development Corp.
Architect:	Miro Design Group
General Contractor:	ROEM Builders, Inc.
Property Manager:	The John Stewart Company
Financing:	City of San José - \$9,500,000; Other Partners - \$34,988,000
Total Funding:	\$44,488,000



FAMILY Affordable HOUSING DEVELOPMENTS District 7



20* - Country Hills

This mixed-income development received an acquisition and rehabilitation loan from the City and the California Housing Finance Agency, allowing the owners to maintain affordability for existing residents. Up-grades such as better access for persons with disabilities and reduced utility bills through the installation of energy efficient appliances were provided. The new ownership has helped stabilize and improve this South San José neighborhood.

Completed:	1991-92
Location:	124 Rancho Drive and Monterey Highway
Unit Mix:	153 units; 59 VLI/76 LI/ 17 market rate units/ 1 manager's unit
Units per Acre:	28.5
Developer:	Mid-Peninsula Housing Coalition
Architect:	David Baker and Associates
General Contractor:	Precision
Property Manager:	Mid-Peninsula Housing Management Corp.
Financing:	City of San José - \$2,050,000; Other Partners - \$6,450,000
Total Funding:	\$8,500,000



73* - Timberwood

The City issued tax-exempt bonds to enable the revitalization of this apartment complex. In addition to 20% Tax Increment funding, HOME Fund money was used for rehabilitating the units. Originally an 80-20 deal, with 80% of the unit rents set at market rates, the project became more affordable over time until it became a 60-40 deal with 40% of the units affordable to lower-income households.

Completed:	1994-95
Location:	3903 Seven Trees Boulevard and Capitol Expressway
Unit Mix:	286 units; 114 VLI/ 171 market rate units/ 1 manager's unit
Units per Acre:	30.0
Developer:	Mid-Peninsula Housing Coalition
Architect:	none
General Contractor:	Branagh, Inc.
Property Manager:	Mid-Peninsula Housing Management Corp.
Financing:	City of San José - \$2,310,212; Other Partners - \$15,275,000
Total Funding:	\$17,585,212



102* - Villa Monterey

A rare find, the acquisition and rehabilitation of this existing market-rate housing development helped beautify the surrounding neighborhood by giving the property a fresh and improved look. The conversion of this market-rate development increased the affordable housing supply by 120 units in an efficient and cost effective manner, and is now home to low- and very low-income families.

Completed:	2002-03
Location:	2898 Villa Monterey and Lewis Road
Unit Mix:	120 units; 36 VLI/83 LI/ 1 manager's unit
Units per Acre:	16.0
Developer:	KDF Communities
Architect:	none
General Contractor:	KDF Communities LLC
Property Manager:	FPI Management Inc.
Financing:	City of San José - \$2,950,000; Other Partners - \$15,743,000
Total Funding:	\$18,693,000



Coming Soon



FAMILY Affordable HOUSING DEVELOPMENTS

District 7

39* - Italian Gardens Family Apartments

Located in the City's Tamien Station Specific Plan Area, this development was constructed on the grounds of the former Italian Gardens Banquet Facility. Beautiful gardens from the facility were maintained. The historic Locurt house serves as a community room for the residents. This development was designed in collaboration with the developer of the Sienna Senior Apartments.

Completed:	2001-02
Location:	1500 Almaden Road south of Alma Avenue
Unit Mix:	147 units; 146 VLI/ 1 manager's unit
Units per Acre:	29.3
Developer:	Mid-Peninsula Housing Coalition
Architect:	Seidel/Holzman
General Contractor:	Branagh, Inc.
Property Manager:	Mid-Peninsula Housing Management Corp.
Financing:	City of San José - \$4,410,000; Other Partners - \$17,038,700
Total Funding:	\$21,448,700

100* - Kennedy Apartment Homes

The Kennedy Apartment Homes are located on the former site of the Santa Clara County Children's Shelter. This revitalized parcel of land is now shared by a family development and a senior housing development (*see Oak Circle Seniors*). Teachers and families are invited to live in this community of one- and two-bedroom units that were financed through a combination of multi-family, tax-exempt revenue bonds and 4% Low Income Housing Tax Credits.

Completed:	Anticipated completion: 2003-04
Location:	Lucretia Avenue and Vintage Way near Roberts Avenue
Unit Mix:	100 units; 10 VLI/35 LI/ 55 moderate units
Units per Acre:	29.2
Developer:	JSM Enterprises, Inc.
Architect:	James Guthrie and Associates
General Contractor:	L & D Construction
Property Manager:	California Real Estate Management Corp.
Financing:	City of San José - \$5,800,000; Other Partners - \$14,255,386
Total Funding:	\$20,055,386

101* - Pollard Plaza

This development, with a preference for teachers and other education employees, reinforces San José's commitment to help teachers live in the community where they teach. The amenities - a pool, community room, computer center, and courtyard - help teachers relax after a day at school. Located near eight schools, within walking distance of stores and restaurants, and between Kelley Park and Emma Prusch Memorial Park, this neighborhood offers residents a variety of outdoor activities.

Completed:	Anticipated completion: 2003-04
Location:	1178 McLaughlin near Story Road
Unit Mix:	130 units; 13 VLI/116 LI/ 1 manager's unit
Units per Acre:	66.7
Developer:	EAH
Architect:	The Office of Jerome King, AIA
General Contractor:	Agresti and Assoc.
Property Manager:	EAH
Financing:	City of San José - \$9,486,839; Other Partners - \$18,295,931
Total Funding:	\$27,782,770



FAMILY Affordable HOUSING DEVELOPMENTS District 7

45* - Lucretia Gardens

On one-half of a 25-unit development (see *Julian Gardens*), this 16-unit development, situated on a former school district headquarters site, is the first family public housing built in San José. The administrative offices of the school became a Community Center, serving residents of both Lucretia Gardens and the neighboring ownership housing development (see *Deerfield Townhomes*).

Completed:	1993-94
Location:	2072 Lucretia Avenue north of Deer Meadow Court
Unit Mix:	16 units; 16 VLI
Unit per Acre:	19.5
Developer:	The Housing Authority of the County of Santa Clara
Architect:	Herman, Stoller, Coliver Architects
General Contractor:	Nibbi Brothers Construction
Property Manager:	Property Management Inc.
Financing:	City of San José - \$917,120; Other Partners - \$1,509,632
Total Funding:	\$2,426,752

99* - Don de Dios

At risk of conversion to market rate, the acquisition of the Don de Dios apartments maintains the original affordability restrictions on this property and extends the affordability for 55 years. The result is the salvation of 70 units of affordable housing which preserves housing for lower-income tenants who would otherwise have faced an uncertain future. The City loan was leveraged by private activity bonds issued by the County of Santa Clara.

Completed:	1999-00
Location:	987 Fair Avenue and Lucretia Avenue
Unit Mix:	70 units; 44 VLI/16 LI/ 10 moderate units
Unit per Acre:	14.0
Developer:	EAH
Architect:	None
General Contractor:	Agresti and Assoc.
Property Manager:	EAH
Financing:	City of San José - \$1,740,000; Other Partners - \$5,476,502
Total Funding:	\$7,216,502



FAMILY Affordable HOUSING DEVELOPMENTS

District 8

103* - Lion Villas

Using a combination of tax-exempt bonds and Low-Income Housing Tax-Credits, this preservation opportunity occurred without a direct infusion of City funds. Renewing the affordability restrictions on 231 units of one- and two-bedroom housing, the rehabilitation of these 16 two-story apartment buildings allowed the current residents to continue living at Lion Villas uninterrupted, ensuring the continuity and strength of the neighborhood.

Completed:	2000-01
Location:	2550 South King Road near Tully Road
Unit Mix:	272 units; 231 LI/41 market rate units
Unit per Acre:	26.4
Developer:	Pacific American Properties, Inc.
Architect:	None
General Contractor:	Lion Villas Associates
Property Manager:	Evans Property Management
Financing:	City of San José - \$0; Other Partners - \$24,893,874
Total Funding:	\$24,893,874



FAMILY Affordable HOUSING DEVELOPMENTS

District 9



54* - Ohlone Chynoweth Commons

This mixed-use development, contains 4,400 sq. ft. of ground-floor, transit-oriented commercial space and on-site child care. Built on the parking lot of the Ohlone-Chynoweth Light Rail Station, the developer secured a 75-year lease from the owner, the Valley Transportation Authority. The development is located near the Ohlone Court Apartments.

Completed:	2000-01
Location:	5300 Terner Way and Pearl Avenue
Unit Mix:	195 units; 78 VLI/115 LI/ 2 managers' units
Units per Acre:	23.2
Developer:	Eden Housing, Inc.
Architect:	Chris Lamen and Associates
General Contractor:	L & D Construction
Property Manager:	Eden Housing Management, Inc.
Financing:	City of San José - \$5,200,000 Other Partners - \$24,000,000
Total Funding:	\$29,200,000



55* - Ohlone Court Family Apartments

As the result of an extensive neighborhood process, which included receiving input on design and amenities of the development, the Ohlone Court Family Apartments have been positively received by the surrounding community. Located on a light rail line and near other transportation options, Ohlone's residents often choose to stay home to enjoy the large pool and children's wading pool, structured children's play areas, BBQ's and lawn areas, and a beautiful community center.

Completed:	1996-97
Location:	5225 Terner Way near Chynoweth Avenue and Winfield Boulevard
Unit Mix:	135 units; 135 VLI
Units per Acre:	32.0
Developer:	BRIDGE Housing Corporation
Architect:	McLarand Vasquez & Partners
General Contractor:	L & D Construction
Property Manager:	BRIDGE Property Management Inc.
Financing:	City of San José - \$2,700,000 Other Partners - \$11,256,980
Total Funding:	\$13,956,980 (Exclusive of land)



70* - Santa Familia

Built on a surplus freeway right-of-way, this successful family rental development includes large open space play areas. Originally facing significant opposition from residents of a nearby single-family neighborhood, the development sponsor was able to gain support by providing tours of other projects it had developed.

Completed:	1993-94
Location:	4984 Severence Drive and Kozera Drive
Unit Mix:	79 units; 72 VLI/7 LI
Units per Acre:	19.8
Developer:	Mid-Peninsula Housing Coalition
Architect:	Kodama Associates
General Contractor:	L & D Construction
Property Manager:	Mid-Peninsula Housing Management Corp.
Financing:	City of San José - \$297,220 Other Partners - \$11,363,978
Total Funding:	\$11,661,198



FAMILY Affordable HOUSING DEVELOPMENTS

District 9

7* - Blossom River Family

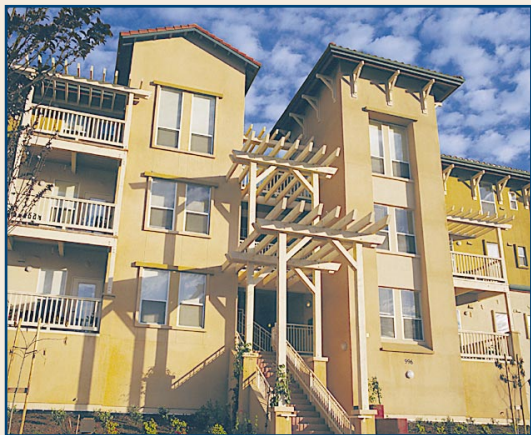
On the site of a former rock quarry and concrete plant, previous plans envisioned high-rise offices and luxury condominiums. Market changes resulted in the construction of this affordable family rental development, with more than 25% of its units available for large families. The development is located across the way from Los Alamitos Park along the Guadalupe River, and is near the Oakridge Light Rail Station.

Completed:	1999-2000
Location:	862 Hillsdale Avenue between 1000 Blossom River Way and Blossom River Drive
Unit Mix:	144 units; 50 VLI/93 LI/ 1 manager's unit
Units per Acre:	29.4
Developer:	The Housing Authority of the County of Santa Clara
Architect:	Treffinger, Walz & Macleod (TWM Architects and Planners)
General Contractor:	L & D Construction
Property Manager:	Property Management Inc.
Financing:	City of San José - \$4,667,000 Other Partners - \$18,923,000
Total Funding:	\$23,590,000

62* - Pinmore Gardens

Developed on a small infill lot in south San José, this family rental development was built on a remnant parcel left over from the development of State Route 85. Near major transportation arterials, shopping, and entertainment, Pinmore Gardens is nicely landscaped with open space and a tot lot. A community building provides meeting rooms for the tenants to organize and plan joint events for all residents.

Completed:	1995-96
Location:	1706 Branham Lane and Ross Avenue
Unit Mix:	51 units; 51 VLI
Units per Acre:	22.6
Developer:	The Housing Authority of the County of Santa Clara
Architect:	Alexander Seidel and Associates
General Contractor:	Douglas Ross Construction, Inc.
Property Manager:	Property Management Inc.
Financing:	City of San José - \$1,490,000; Other Partners - \$5,443,550
Total Funding:	\$6,933,550



FAMILY Affordable HOUSING DEVELOPMENTS

District 10

2* - Almaden Lake Apartments

Nestled in a hillside in South San José's popular Almaden Valley, this 100% affordable rental development backs up to permanent open space, is adjacent to a City-owned regional park, and is located a block away from a light rail station. Developed in conjunction with a for-sale single-family development (see *Homes at Almaden Lake*), families enjoy shared facilities including a pool, community center, and tot lot.

Completed:	1994-95
Location:	978 Almaden Lake Drive and Winfield Boulevard
Unit Mix:	144 units; 144 VLI
Units per Acre:	27.5
Developer:	BRIDGE Housing Corporation
Architect:	David Baker & Associates
General Contractor:	L & D Construction & Devcon Construction
Property Manager:	BRIDGE Property Management Company
Financing:	City of San José - \$5,913,000 Other Partners - \$17,259,230
Total Funding:	\$23,172,230

3* - Almaden Lake Village

New residents need only walk a few steps from their front doors to catch light rail to employment, shopping, and entertainment venues. This 250-unit apartment complex is financed by City-issued tax-exempt bonds, requiring that 20% of the units be set aside for very low-income households for 30 years. No City funds were needed to produce the 50 units of affordable housing.

Completed:	1998-99
Location:	1045 Coleman Road and Winfield Boulevard
Unit Mix:	250 units; 50 VLI/ 200 market rate units
Units per Acre:	43.3
Developer:	New Cities Development Group
Architect:	Fisher, Friedman Associates
General Contractor:	NCD Construction
Property Manager:	Ventana Properties
Financing:	Bond proceeds - \$27,000,000 Other Partners - \$5,287,414
Total Funding:	\$32,287,414



OWNER Affordable HOUSING DEVELOPMENTS District 2

9* - California Grove

In a Redevelopment Project Area, this development of for-sale flats and townhomes is within walking distance to a light rail station and offers residents many amenities, including a five-acre park, tennis court, baseball field, swimming pool, and spa. To meet the development's 15% Redevelopment Inclusionary Housing requirement, the City took equity mortgages on the 23 moderate income-restricted units without providing direct financing.

Completed:	1994-95
Location:	Santa Teresa Boulevard and Lissow Drive
Unit Mix:	252 units; 23 moderate units/ 229 market rate units
Units per Acre:	12.9
Developer:	Kaufman and Broad
Architect:	Kaufman and Broad
General Contractor:	Kaufman and Broad
Financing:	City of San José - \$0; Other Partners - \$42,500,000
Total Funding:	\$42,500,000



OWNER Affordable HOUSING DEVELOPMENTS District 3



68* - San José Condos

Replacing an Italianate Victorian structure that had been destroyed by fire, this downtown six-unit condominium development was designed to have the look and feel of the original building. The City hopes to replicate this success with other infill for-sale developments in and around the downtown area.

Completed:	1994-95
Location:	372 North 4th Street near Julian Street
Unit Mix:	6 units; 6 moderate units
Developer:	Zapa Interests
Architect:	Zapa Interests
General Contractor:	Hanson-Davis
Financing:	City of San José - \$240,000; Other Partners - \$960,000
Total Funding:	\$1,200,000



75* - University Gardens

Moderate-income first-time homebuyers are attracted to these Mediterranean-style condominiums with underground parking and security access systems. University Gardens I was developed by Fountain Lane Properties, and University Gardens II was completed by Green Valley Corporation. A third phase involved the rehabilitation of an historic orphanage building into for-sale condos (see *Siena Court*).

Completed:	1991-92
Location:	Martha Street between 11th Street and 12th Street
Unit Mix:	139 units; 35 moderate units/ 104 market rate units
Units per Acre:	39.8
Developer:	Fountain Lane Properties and Green Valley Corporation
Architect:	Carrasco & Associates
General Contractor:	Barry Swenson Builder
Financing:	City of San José - \$2,800,000; Other Partners - \$11,400,000
Total Funding:	\$14,200,000



104* - Siena Court

Adaptive re-use of this historic orphanage retained the unique angel relief on the front of the building, and resulted in for-sale condos, several with pool-side patios, as well as three new townhouse units. Phase three of a development started a decade earlier (see *University Gardens*); Siena Court remained on-hold until the housing market rebounded in the late 90's. It provided a perfect opportunity for several teachers to purchase condominiums using the City's Teacher Homebuyer Program.

Completed:	2000-01
Location:	Martha Street and 11th Street
Unit Mix:	50 units; 16 moderate units/ 34 market rate units
Units per Acre:	27.5
Developer:	Green Valley Corporation
Architect:	Barry Swenson Builder Architectural
General Contractor:	Barry Swenson Builder
Property Manager:	Green Valley Corporation
Financing:	City of San José - \$685,000;
Total Funding:	\$685,000



OWNER Affordable HOUSING DEVELOPMENTS District 3

67* - Ryland Mews

Located along a light rail between downtown San José and the Civic Center, 20% Redevelopment Funds were used to acquire the land for these for-sale condominiums. The developer worked with the San José Redevelopment Agency to complete the development. Second mortgages provided to low- and moderate-income households will replenish the City's affordable housing development funds upon repayment.

Completed:	1995-96
Location:	North First Street and Bassett Street
Unit Mix:	131 units; 5 LI/36 moderate units/ 90 market rate units
Units per Acre:	57.0
Developer:	Green Valley Corporation
Architect:	Barry Swenson Builder Architectural
General Contractor:	Barry Swenson Builder
Financing:	City of San José - \$0; Other Partners - \$20,282,000
Total Funding:	\$20,282,000



OWNER Affordable HOUSING DEVELOPMENTS District 4

15* - Casa Del Sol

Owners and volunteers contributed labor to build the seven Casa del Sol single-family houses developed by Habitat for Humanity. Constructed on a City-owned surplus site, this development was complicated by the need for a special design to accommodate the Alviso Area flood plain. The City provided construction financing, which was later rolled into second mortgages.

Completed:	1990-91 Phase I/1992-93 Phase II
Location:	Michigan Avenue and Archer Street
Unit Mix:	7 units; 7 VLI
Units per Acre:	N/A
Developer:	Organizacion de Alviso
Architect:	Joseph Bellomo Design Associates
General Contractor:	Habitat for Humanity
Financing:	City of San José - \$147,400; Other Partners - materials & labor
Total Funding:	\$147,400

22* - Crescendo at River Oaks

Part of the 2000-unit Shea River Oaks residential development in the Rincon de los Esteros Redevelopment Project Area, this complex satisfied the moderate-income portion of the Redevelopment Inclusionary Housing Requirement. The developer provided second mortgage assistance to 180 moderate-income homebuyers; the City provided a \$450,000 affordability reserve to assure that future resales were available as affordable housing.

Completed:	1994-95
Location:	Montague Expressway and River Oaks Parkway
Unit Mix:	180 units; 180 moderate units
Units per Acre:	25.6
Developer:	Shea Homes
Architect:	Heller and Leake Architect
General Contractor:	Shea Homes
Financing:	City of San José - \$450,000 (reserve); Other Partners - \$21,432,000
Total Funding:	\$21,882,000



Coming Soon

OWNER Affordable HOUSING DEVELOPMENTS District 5

30* - Grail

Nearby residents were actively involved in the planning process for this ownership townhouse development, which was built on property owned by the San José Grail Corporation. The design incorporates significant open space, and a community center with day care services for its residents and neighbors to enjoy. In spite of the high cost of land and labor, one half of the units will be affordable to lower-income households.

Completed:	1999-2000
Location:	2035 E. San Antonio Street and Jackson Avenue
Unit Mix:	35 units; 17 LI/17 moderate units/1 market rate unit
Units per Acre:	12.5
Developer:	San José Grail Development Corp.
Architect:	Pyatok and Associates
General Contractor:	Barry Swenson Builder
Financing:	City of San José - \$1,230,000; Other Partners - \$4,324,000
Total Funding:	\$5,554,000

72* - Sueños

This for-sale single-family attached development provides low-income families with the opportunity for homeownership. Located near Villa Hermosa senior apartments, this development used State BEGIN funds to cover closing costs in order to reach low-income families in San José's expensive housing market. Amenities include a new neighborhood park complete with tot lot and redesigned landscaping.

Completed:	1994-95
Location:	Los Suenos Avenue and South King Road
Unit Mix:	46 units; 16 VLI/30 LI
Units per Acre:	14.3
Developer:	Community Housing Developers
Architect:	Joe G. Hernandez Architects AIA
General Contractor:	Barry Swenson Builder
Financing:	City of San José - \$2,205,640; Other Partners - \$4,151,602
Total Funding:	\$6,357,242

105* - Las Mariposas

These ownership condos in the Alum Rock neighborhood are part of the revitalization plan for this redevelopment area. The San José Redevelopment Agency financed elevators for these above street-level units, other development amenities, and ground level retail, as part of this master plan for upgrading the neighborhood business district.

Completed:	Anticipated completion: 2003-04
Location:	Alum Rock Avenue and Jose Figueres Avenue
Unit Mix:	66 units; 66 moderate units
Units per Acre:	24.6
Developer:	Mexican American Community Services Agency
Architect:	James Guthrie and Associates and KTG Group, Inc.
General Contractor:	L & D Construction
Financing:	City of San José - \$3,664,638; Other Partners - \$15,270,362
Total Funding:	\$18,935,000



Coming Soon



Coming Soon

OWNER Affordable HOUSING DEVELOPMENTS District 6

86* - W. San Carlos Bowl Townhomes

Revitalization of the West San Carlos Street neighborhood business district will include the development of low-density townhouses, which will be designed to blend in with the neighborhood and surrounding homes. These units will be located near a future light rail line. The development will include a mixture of ground floor commercial businesses for the convenience of residents and neighborhood shoppers, (see *W. San Carlos Bowl Seniors*).

Completed:	Anticipated completion: 2004-05
Location:	1523 W. San Carlos Street
Unit Mix:	30 units; 15 moderate units/ 15 market rate units
Units per Acre:	40.0
Developer:	CORE Development Corporation
Architect:	Miro Design Group
General Contractor:	TBD
Financing:	City of San José - \$4,113,000; Other Partners - \$6,491,000
Total Funding:	\$10,604,000

47* - Crescent Parc Townhomes

Thirty-nine of these 62 townhomes have City second mortgages, enabling moderate-income families to become first-time homeowners. Twelve San José school teachers purchased a new home in this development using the Teacher Homebuyer Program. This complex is one of three developed on a former Sears department store site (see *Parkview Family Apartments* and *Parkview Senior Apartments*). A two-acre City-owned park will complete this new community at Midtown.

Completed:	2001-02
Location:	Auzerais Avenue between Meridian Avenue and Race Street
Unit Mix:	62 units; 39 moderate units/ 23 market rate units
Units per Acre:	43.0
Developer:	Green Valley Corporation
Architect:	Barry Swenson Builder Architectural
General Contractor:	Barry Swenson Builders
Financing:	City of San José - \$2,552,000; Other Partners - \$12,500,000
Total Funding:	\$15,052,000

87* - Midtown Plaza

This development features 233 new condominiums, located on the site of the former Saddle Rack, a Country and Western club. Part of an urban renewal plan, Midtown Plaza is the fourth development on Meridian Avenue. Located near the core of the revitalized Midtown area, a main bus route into downtown and Highway 280, it is within walking distance of a major grocery store and the famous Aki's bakery (see *Crescent Parc*, *Parkview Family Apartments*, and *Parkview Senior Apartments*).

Completed:	Anticipated completion: 2003-04
Location:	Meridian Avenue and Auzerais Avenue
Unit Mix:	233 units; 96 moderate units/ 137 market rate
Units per Acre:	52.3
Developer:	KB Homes South Bay
Architect:	KTGY Group, Inc.
General Contractor:	KB Homes South Bay
Financing:	City of San José - \$4,800,000; Other Partners - TBD
Total Funding:	TBD



OWNER Affordable HOUSING DEVELOPMENTS District 7



24* - Deerfield Townhomes

The City provided acquisition and construction financing for this moderate-income for-sale townhouse development, which was rolled over into second mortgages for homebuyers. Built on a former school district headquarters site, this complex was one of three developments that included a public housing project (see *Lucretia Gardens* and *Julian Gardens*) and a City-operated neighborhood community center.

Completed:	1994-95
Location:	Lucretia Avenue and Deer Meadow Court
Unit Mix:	20 units; 20 moderate units
Units per Acre:	12.5
Developer:	Davidson, Kavanaugh & Brezzo
Architect:	Frank W. Bellows, A.I.A.
General Contractor:	L & D Construction
Financing:	City of San José - \$569,480; Other Partners - \$2,821,090
Total Funding:	\$3,390,570



81* - Vista De Las Montañas

These four- and five-bedroom detached manufactured homes were built on surplus land owned by a church. In addition to the cost savings realized by using manufactured components, below-market rate land prices enabled these single-family detached units to be affordable to moderate-income families even in San José's high-cost market.

Completed:	1993-94 Phase I/1994-95 Phase II
Location:	Clemence Avenue between Walnut Woods Drive and Algiers Avenue
Unit Mix:	16 units; 12 moderate units/ 4 market rate units
Units per Acre:	7.9
Developer:	Vista de las Montañas Partners
Architect:	None (manufactured units)
General Contractor:	Vista de las Montañas Partners
Financing:	City of San José - \$538,380; Other Partners - \$2,153,520
Total Funding:	\$2,691,900



106* - Tuscany Hills

The homes at Tuscany Hill represent a mix of 765 condominiums and townhouses. With 23 floor plans ranging from 1,200 to 2,325 sq. ft., there are plenty of options to please a wide range of buyers. Built atop Communications Hill, this neighborhood represented a major architectural challenge due to the sloped environment and unusual soil substrate. Now it provides residents with beautiful vistas.

Completed:	Anticipated completion: 2002-03
Location:	N. Hillsdale Avenue opposite Vista Park
Unit Mix:	765 units; 4 moderate units/ 761 market rate units
Units per Acre:	28.2
Developer:	KB Homes South Bay
Architect:	KTGY Group, Inc.
General Contractor:	KB Homes South Bay
Property Manager:	KB Homes South Bay
Financing:	City of San José - \$200,000; Other Partners - TBD
Total Funding:	TBD



OWNER Affordable HOUSING DEVELOPMENTS District 10

37* - *Homes at Almaden Lake*

Developed on a 3,500 sq. ft. lot, these single-family detached homes are located in Almaden Valley. Second mortgages were made available to 35 moderate-income first-time homebuyer families. Built between a new family rental development (*see Almaden Lake Apartments*) and an established condominium development, residents enjoy the adjacent regional park and lake, and have easy access to light rail and other public transportation.

Completed:	1994-95
Location:	Winfield Boulevard and Almaden Lake Drive
Unit Mix:	84 units; 35 moderate units/ 49 market rate units
Units per Acre:	15.3
Developer:	Martin-Devcon
Architect:	The KTG Group, Inc.
General Contractor:	Devcon Construction
Financing:	City of San José - \$4,987,000; Other Partners - \$11,013,000
Total Funding:	\$16,000,000



SENIOR Affordable HOUSING DEVELOPMENTS District 2

5* - Avenida Española

Located on a former school site in south San José, this development provides its senior residents with a social environment, a community room, a kitchen, and a large outdoor patio area. The Housing Authority of the County of Santa Clara developed an adjacent park to provide residents with an outdoor area for them to relax and to enjoy San José's mild climate.

Completed:	1993-94
Location:	181 Rawls Place and Avenida Espana
Unit Mix:	84 units: 84 VLI
Units per Acre:	7.0
Developer:	The Housing Authority of the County of Santa Clara
Architect:	The Steinberg Group
General Contractor:	Yamaoka Builders
Property Manager:	Property Management, Inc.
Financing:	City of San José - \$1,872,400; Other Partners - \$7,320,000
Total Funding:	\$9,192,400

46* - The Meadows

This was the first San José development to receive funding from the State's Rental Housing Construction Program. A large parcel was split in two to develop this senior rental complex and an adjacent development for families (*see The Grove*). Seniors can interact with families living at The Grove by volunteering for child care, and sharing community events and services.

Completed:	1992-93
Location:	513 East Branham Lane and Battledance Drive
Unit Mix:	41 units: 41 VLI
Units per Acre:	36.1
Developer:	Community Housing Developers, Inc.
Architect:	Kodama & Associates
General Contractor:	Calprom
Property Manager:	The John Stewart Company
Financing:	City of San José - \$1,156,200; Other Partners - \$1,595,426
Total Funding:	\$2,751,626




Coming Soon

SENIOR Affordable HOUSING DEVELOPMENTS District 3

56* - Palm Court Senior

Originally planned as a for-sale housing development, Palm Court was redesigned for seniors when the housing market slowed down in the early 1990s making the original development infeasible. Located near downtown, the development is conveniently situated adjacent to transportation, including a light rail station and CalTrain.

Completed:	1998-99
Location:	1200 Lick Avenue near Palm Street and Humbolt Street
Unit Mix:	66 units; 65 VLI/1 manager's unit
Units per Acre:	50.8
Developer:	CORE Development, Inc. and EAH
Architect:	Barry Swenson Builder Architectural
General Contractor:	Barry Swenson Builder
Property Manager:	EAH
Financing:	City of San José - \$2,489,000; Other Partners - \$5,408,000
Total Funding:	\$7,897,000

107* - Mabuhay Senior Housing

Mabuhay Senior Housing, located near San José's diverse Japantown, combines the attributes of apartment units and senior services all in one location. These apartments feature underground parking and will be located directly adjacent to the multi-purpose Filipino Community Center – being rebuilt to accommodate and blend-in with the new units. A meditation garden preserves the site's existing oak trees and provides a majestic setting for reflection and relaxation.

Completed:	2002-03
Location:	488 North 6th Street, and Empire Street
Unit Mix:	96 units; 15 ELI/79 VLI/ 2 managers' units
Units per Acre:	56.4
Developer:	BRIDGE Housing Corporation
Architect:	David Baker Associates
General Contractor:	L & D Construction
Property Manager:	BRIDGE Property Management
Financing:	City of San José - \$6,750,000; Other Partners - \$5,213,607
Total Funding:	\$11,963,607

108* - Hacienda Villa Creek Apartments

Located in a quiet neighborhood with a park-like setting, this community consists of 80 one-bedroom units for senior residents. Adjacent to Silver Creek, the development also includes the construction of a new park for the East/West Court neighborhood, supported and financed by the developer. This location, near major transportation routes and one mile northeast of downtown provides residents with mobility and easy access to shopping and entertainment.

Completed:	Anticipated completion: 2003-04
Location:	399 East Court and Julian Street
Unit Mix:	80 units; 20 ELI/59 VLI/ 1 manager's unit
Units per Acre:	39.6
Developer:	ROEM Development Corp.
Architect:	James Guthrie and Associates
General Contractor:	ROEM Builders, Inc.
Property Manager:	The John Stewart Company
Financing:	City of San José - \$7,644,127; Other Partners - \$10,094,110
Total Funding:	\$17,738,237



SENIOR Affordable HOUSING DEVELOPMENTS District 4

109* - Quail Hills

Close to the eastern foothills, this development is located near public transportation and within walking distance of the post office. This development of one-bedroom units includes a community room, a fully equipped exercise room, laundry facilities, two furnished outside patios, and on-site training in computers, ESOL, and health education. Bus services connect residents to a local community center, a large neighborhood park, and two shopping centers.

Completed:	2000-01
Location:	1260 Piedmont Road
Unit Mix:	96 units; 95 VLI/1 manager's unit
Units per Acre:	54.5
Developer:	JSM Enterprises, Inc.
Architect:	Ko Architects
General Contractor:	Branagh, Inc.
Property Manager:	California Real Estate Management Corporation
Financing:	City of San José - \$3,225,600; Other Partners - \$10,307,000
Total Funding:	\$13,532,600



SENIOR Affordable HOUSING DEVELOPMENTS District 5

29* - Girasol

In a Redevelopment Project Area and part of the Mexican Heritage Plaza, which includes gardens, theaters and retail shopping, this senior housing development received a HUD 202 Capital Advance for construction. A City financial contribution provided for land acquisition, allowed the architect to design the building to blend into the surrounding facilities, and provided added amenities.

Completed:	1998-99
Location:	1370 Alum Rock Avenue and King Road
Unit Mix:	60 units; 60 VLI
Units per Acre:	57.7
Developer:	Mexican American Community Services Agency
Architect:	Eduardo Martinez Design Associates
General Contractor:	L & D Construction
Property Manager:	Mid-Peninsula Housing Management Corp.
Financing:	City of San José - \$1,200,000; Other Partners - \$5,300,000
Total Funding:	\$6,500,000

112* - Las Golondrinas

Financing for this development came from a developer-initiated HUD 202 Grant which subsidizes senior housing. Due to the creative design of this development, its proximity to the Mexican Heritage Plaza, and the receipt of these grant funds in excess of 50% of the development's costs, residents can utilize an on-site computer center, a community room, and a separate hobby room, and attend events at the Mexican Heritage Plaza.

Completed:	Anticipated completion: 2003-04
Location:	Alum Rock Avenue and Kentucky Place
Unit Mix:	50 units; 49 ELI/1 manager's unit
Units per Acre:	37.0
Developer:	Mexican American Community Services Agency
Architect:	Steve Yang
General Contractor:	L & D Construction
Property Manager:	Mid-Peninsula Housing Management Corp.
Financing:	City of San José - \$4,700,000; Other Partners - \$4,523,400
Total Funding:	\$9,223,400

114* - Villa de Guadalupe

The preservation of these senior units was financed without using City funds. A \$6,840,000 tax-exempt multifamily housing revenue bond, a \$910,000 taxable bond, and \$2,134,279 in Low-Income Housing Tax Credits were issued. Located adjacent to the East Side Community Center, this development provides residents with access to services, great recreational opportunities, and personal enhancement programs.

Completed:	Anticipated completion: 2002-03
Location:	2151 Plaza de Guadalupe and Alum Rock Avenue
Unit Mix:	101 units; 100 VLI/ 1 manager's unit
Units per Acre:	31.5
Developer:	Apartment Investment and Management Co. (AIMCO)
Architect:	none
General Contractor:	Various
Property Manager:	NHP Management, a AIMCO subsidiary
Financing:	City of San José - \$0; Other Partners - \$10,137,370
Total Funding:	\$10,137,370



SENIOR Affordable HOUSING DEVELOPMENTS

District 5



110* - Monte Vista Gardens Senior I

Residents find tranquility and privacy created by the inward facing, village-style plan. Buildings were designed using classic Mediterranean-style architecture, including terra cotta tiled roofs, elegant curved arches, and graceful courtyards. This gated community, enhances the safety and protection of residents. A VTA transportation plaza located at the front of the property provides light rail and transit access (*see Monte Vista Gardens Senior II and Monte Vista Gardens Family*).

Completed:	2001-02
Location:	2605 La Hacienda Court and South Capitol Avenue
Unit Mix:	69 units; 7 ELI/61 VLI/ 1 manager's unit
Units per Acre:	33.0
Developer:	ROEM Development Corp.
Architect:	James Guthrie and Associates
General Contractor:	ROEM Builders, Inc.
Property Manager:	The John Stewart Company
Financing:	City of San José - \$4,645,727; Other Partners - \$6,066,449
Total Funding:	\$10,712,176



111* - Monte Vista Gardens Senior II

Light rail access at their doorstep is one of the benefits that residents of this senior development enjoy. Built along the Capitol Avenue corridor, the developer included ample parking for the station, family housing, and two senior developments. The master plan for this area, makes this park-and-ride station commuter-friendly and easily available to the residents of the surrounding community (*see Monte Vista Gardens Family and Monte Vista Gardens Senior I*).

Completed:	Anticipated completion: 2002-03
Location:	2600 Nuestra Castillo Court and South Capitol Avenue
Unit Mix:	49 units; 48 VLI/1 manager's unit
Units per Acre:	39.0
Developer:	ROEM Development Corp.
Architect:	James Guthrie and Associates
General Contractor:	ROEM Builders, Inc.
Property Manager:	The John Stewart Company
Financing:	City of San José - \$4,298,429; Other Partners - \$6,066,449
Total Funding:	\$8,215,291



113* - Rose Garden Seniors

A community of one-bedroom senior apartments, Rose Garden Seniors is located next to a neighborhood business district in the Alum Rock Village. This development provides easy shopping access for residents, a community room, laundry facilities, and a tranquil courtyard. The primary funding source for this development was 9% Low-Income Housing Tax Credits.

Completed:	Anticipated completion: 2002-03
Location:	3071 Rose Avenue, between Capitol Avenue and South White Road
Unit Mix:	66 units; 18 ELI/47 VLI/ 1 manager's unit
Units per Acre:	49.0
Developer:	ROEM Development Corp.
Architect:	James Guthrie and Associates
General Contractor:	ROEM Builders, Inc.
Property Manager:	The John Stewart Company
Financing:	City of San José - \$4,249,216; Other Partners - \$10,053,755
Total Funding:	\$15,072,430



SENIOR Affordable HOUSING DEVELOPMENTS District 5



4* - Arbor Terrace

Near the Capitol Avenue Intensification Corridor and a light rail line, this senior rental development provides 21st Century convenience to its residents. The developer assembled three parcels of land and made lot line adjustments to develop this site. Residents have pedestrian access to a single-family neighborhood for quiet evening walks.

Completed:	1998-99
Location:	2768 McKee Road east of Capitol Avenue
Unit Mix:	86 units: 35 VLI/51 LI
Units per Acre:	57.3
Developer:	JSM Enterprises, Inc.
Architect:	Rob Wellington Quigley, AIA
General Contractor:	Douglas Ross Construction, Inc.
Property Manager:	California Real Estate Management Corp.
Financing:	City of San José - \$2,150,000; Other Partners - \$6,445,000
Total Funding:	\$8,595,000



41* - Jardines Paloma Blanca

This is the first housing development by the Mexican American Community Services Agency (MACSA), and is situated next to MACSA's senior service center and offices. Computer tutoring is offered on-site, and residents have access to other enriching opportunities. City funding, which supplemented HUD 202 financing, allowed design enhancements to help the development blend into the community and increase residents' amenities.

Completed:	1994-95
Location:	132 North Jackson Avenue and Madden Avenue
Unit Mix:	43 units: 42 VLI/1 LI
Units per Acre:	59.7
Developer:	Mexican American Community Services Agency
Architect:	Steve Yang
General Contractor:	Yamaoka Builders
Property Manager:	Mid-Peninsula Housing Management Corp.
Financing:	City of San José - \$568,210; Other Partners - \$3,331,790
Total Funding:	\$3,900,000



91* - Gadberry Court

Substantial financing for this 55-unit senior development came from the highly competitive 9% Low-Income Housing Tax Credit program. In addition to being within walking distance of retail centers, this development is located near public transportation and two hospitals, which are beneficial to the senior community.

Completed:	Anticipated completion: 2002-03
Location:	2557 Alum Rock Avenue
Unit Mix:	55 units: 19 ELI/35 VLI
Units per Acre:	50.0
Developer:	ROEM Development Corp.
Architect:	James Guthrie and Associates
General Contractor:	ROEM Builders, Inc.
Property Manager:	The John Stewart Company
Financing:	City of San José - \$3,124,834; Other Partners - \$7,871,301
Total Funding:	\$10,996,135



SENIOR Affordable HOUSING DEVELOPMENTS

District 5

78* - Villa Hermosa

This senior rental development was part of a larger redevelopment effort that also resulted in a neighborhood park with tot lot, new homes, and a 9-hole public golf course, which replaced the former 18-hole Thunderbird golf course. To facilitate this transition, adjacent homeowners were invited to participate in the creation a master plan for this area. One of the results of this planning process was a landscaping theme for both the development and the nearby park that provides a sense of continuity.

Completed:	1999-00
Location:	1640 Hermocilla Way and South King Road
Unit Mix:	100 units; 99 VLI/1 manager's unit
Units per Acre:	32.0
Developer:	The Housing Authority of the County of Santa Clara
Architect:	Dahlin Group Architects; Treffinger Walz and McLeod (TWM Architects and Planners)
General Contractor:	Barry Swenson Builder
Property Manager:	Property Management Inc.
Financing:	City of San José - \$1,258,000; Other Partners - \$9,928,682
Total Funding:	\$11,186,682



SENIOR Affordable HOUSING DEVELOPMENTS

District 6



25* - De Rose Gardens

De Rose Gardens was the first development financed by the newly created Housing Department in 1988. A former wholesale nursery site, this senior development also has the distinction of being the first 9% Tax Credit development in San José. Fast tracked through the approval process, construction was completed within a year.

Completed:	1989-90
Location:	1401 De Rose Way near Southwest Expressway and McKinley Avenue
Unit Mix:	76 units: 26 ELI/50 VLI
Units per Acre:	39.6
Developer:	The Housing Authority of the County of Santa Clara
Architect:	The Steinberg Group
General Contractor:	Yamaoka Builders
Property Manager:	Property Management Inc.
Financing:	City of San José - \$1,400,000; Other Partners - \$4,533,000
Total Funding:	\$5,933,000



49* - Miranda Villa

Across the street from O'Connor Hospital and near major shopping venues and transportation lines, this senior housing development offers plenty of convenience to its residents. With an early-California design and modern detailing, the development includes individual patios or balconies, shade awnings, and window-box planters. Community space is designed to facilitate socializing among the residents.

Completed:	1995-96
Location:	2094 Forest Avenue and Bellerose Drive
Unit Mix:	109 units: 55 ELI/54 VLI
Units per Acre:	N/A
Developer:	JSM Enterprises, Inc.
Architect:	Kenneth Rodrigues Associates
General Contractor:	Yamaoka Builders
Property Manager:	California Real Estate Management Corp.
Financing:	City of San José - \$2,300,000; Other Partners - \$6,510,613
Total Funding:	\$8,810,613



59* - Parkview Senior Apartments

The second of three residential developments (see *Parkview Family Apartments* and *Crescent Parc Townhomes*) constructed on a former Sears store site, this development offers seniors many conveniences. These apartments pioneered the implementation of the City's Midtown Specific Plan, which guides the transition of this 210-acre older industrial area into a mixed-use neighborhood.

Completed:	1998-99
Location:	355 Race Street and San Carlos
Unit Mix:	140 units: 139 ELI/ 1 manager's unit
Units per Acre:	43.0
Developer:	EAH
Architect:	Sandy and Babcock, Inc.
General Contractor:	Barry Swenson Builder
Property Manager:	EAH
Financing:	City of San José - \$5,207,000; Other Partners - \$8,947,000
Total Funding:	\$14,154,000



SENIOR Affordable HOUSING DEVELOPMENTS District 6



115* - Brooks House

A win-win situation, this affordable development built on an infill site owned by the Immanuel Lutheran Church, includes one level of parking for church members and a second level for residents of the development. Three floors of residential housing include 63 units for seniors, an outside patio, a community room, and laundry rooms, which sit atop the two parking levels.

Completed:	2002-03
Location:	655 Richmond Avenue south of Moorpark Avenue
Unit Mix:	63 units: 62 VLI/1 manager's unit
Units per Acre:	35.6
Developer:	Corporation for Better Housing and Immanuel Lutheran Church
Architect:	John Oliver Cotton, FAIA
General Contractor:	Atkinson and Associates.
Property Manager:	Brackenhoff Management Group
Financing:	City of San José - \$3,325,000; Other Partners - \$5,835,000
Total Funding:	\$9,160,000



116* - The Village at Willow Glen

Sitting adjacent to Willow Glen, with its tree-lined streets and peaceful residential community, residents enjoy walking paths through tranquil gardens, a spa, and a large community room with a kitchen. Located between the Willow Glen and the Alma Community Senior Centers, residents can socialize with other neighborhood members. This community originally started out as two separate developments but was combined under one builder during the planning phase.

Completed:	2001-02
Location:	465 Willow Glen Way near Almaden Road
Unit Mix:	133 units: 132 VLI/ 1 manager's units
Units per Acre:	42.9
Developer:	The Related Companies of California and Community Housing Developers
Architect:	The Steinberg Group
General Contractor:	Barry Swenson Builder
Property Manager:	Related Management Company
Financing:	City of San José - \$10,023,783; Other Partners - \$13,014,217
Total Funding:	\$23,038,000



117* - Summercrest Villas

This 66-unit senior housing development with its beautiful landscaping and courtyard, located near Almaden Expressway and Highway 87, provides residents with convenient access to public transportation and shopping in nearby Willow Glen. A furnished recreation and TV room, complete with a community kitchen, provides ample space for residents to socialize with their neighbors.

Completed:	2002-03
Location:	1735 Almaden Road
Unit Mix:	66 units: 13 VLI/52 LI/ 1 manager's unit
Units per Acre:	50.8
Developer:	Simpson Housing Solutions
Architect:	The Steinberg Group
General Contractor:	ICON Builders
Property Manager:	AIMCO
Financing:	City of San José - \$3,757,000; Other Partners - \$8,343,000
Total Funding:	\$12,100,000



Coming Soon

SENIOR Affordable HOUSING DEVELOPMENTS

District 6

129* - *W. San Carlos Bowl Seniors*

Adjacent to the future light rail extension, the redevelopment of the San Carlos Bowl site includes a mix of senior apartments, for-sale housing (see *W. San Carlos Bowl Townhomes*), and a retail development. Substantial neighborhood involvement helped to shape this combination of residential and commercial facilities, which are designed to integrate into the neighborhood.

Completed:	Anticipated completion: 2003-04
Location:	1523 W. San Carlos Street
Unit Mix:	100 units; 99 ELI/69 VLI/ 1 manager's unit
Units per Acre:	40.0
Developer:	CORE Development Corporation and ROEM Development, Corp.
Architect:	ROEM Design
General Contractor:	CORE Builders
Property Manager:	The John Stewart Company
Financing:	City of San José - \$4,775,000; Other Partners - \$6,491,000
Total Funding:	\$11,266,000



SENIOR Affordable HOUSING DEVELOPMENTS

District 7



40* - Sienna Senior Apartments

Next to the Italian Gardens Family development, this senior housing development is on the grounds of the former Italian Gardens Banquet Facility. This development has an exquisite community center complete with a large, open kitchen, a large-screen TV, plush furniture, and modern décor. A serene interior courtyard with a fountain provides residents with a place to relax.

Completed:	1999-2000
Location:	1496 Almaden Road south of Alma Avenue
Unit Mix:	140 units; 42 VLI/97 LI/ 1 manager's unit
Units per Acre:	29.3
Developer:	JSM Enterprises, Inc.
Architect:	James Guthrie and Associates
General Contractor:	Branagh, Inc.
Property Manager:	California Real Estate Management Corp.
Financing:	City of San José - \$3,440,000 Other Partners - \$9,849,000
Total Funding:	\$13,289,000



82* - Vista Park Senior I

The City assisted the developer in purchasing the property for this senior project. Located on a transportation route and adjacent to a thriving shopping center, Vista Park offers residents conveniences such as an on-site arts and crafts center, and a 24-hour emergency call system. An 83-unit companion senior development is located on an adjoining parcel of land (*see Vista Park Senior II*).

Completed:	1999-2000
Location:	3955 Vista Park Drive and Capitol Expressway
Unit Mix:	83 units; 40 VLI/43 LI
Units per Acre:	48.3
Developer:	CORE Development and EAH
Architect:	The Steinberg Group
General Contractor:	CORE Builders
Property Manager:	EAH
Financing:	City of San José - \$2,741,477 Other Partners - \$6,893,971
Total Funding:	\$9,635,448



83* - Vista Park Senior II

The City assisted the developer in purchasing the land for Phase II of Vista Park, a rental development for seniors that mirrors Vista Park I. Originally planned for a drugstore, the developer was able to secure the property when the drugstore chain relinquished the deal and decided not to develop this site.

Completed:	2000-01
Location:	3975 Vista Park Drive and Capitol Expressway
Unit Mix:	83 units; 40 VLI/42 LI/ 1 manager's unit
Units per Acre:	52.0
Developer:	CORE Development and EAH
Architect:	The Steinberg Group
General Contractor:	CORE Builders
Property Manager:	EAH
Financing:	City of San José - \$2,368,000 Other Partners - \$7,644,000
Total Funding:	\$10,012,000



SENIOR Affordable HOUSING DEVELOPMENTS District 7



118* - Oak Circle Seniors

Received from the County as part of a settlement, this parcel was once the site of the County Children's shelter and is being developed to provide both senior and family housing (*see Kennedy Apartment Homes*). Interested developers were invited to submit proposals to develop the site. As a result, two builders are now co-developing the project. Large oak trees and the scenic open-space across the street enhance the country-like setting.

Completed:	Anticipated completion: 2003-04
Location:	Northeast corner of Roberts Avenue and Vintage Way
Unit Mix:	100 units; 15 ELI/84 VLI/ 1 manager's unit
Units per Acre:	36.6
Developer:	BRIDGE Housing Corporation
Architect:	James Guthrie and Associates
General Contractor:	L & D Construction
Property Manager:	BRIDGE Property Management
Financing:	City of San José - \$7,600,000; Other Partners - \$10,771,658
Total Funding:	\$18,371,658



119* - Shiraz Senior Housing

Substantial effort was put into the design features of this Mediterranean style development. Two artistic fountains and the cobbled courtyards call to mind the Moorish influence on Spanish architecture. Finishing details include tiled roofing, attractive timber brackets, and stucco columns with an overhead trellis. The dual entrances, finished off with wrought-iron access gates, provide tenants additional security and privacy.

Completed:	2002-03
Location:	1275 McLaughlin Avenue near Owsley Avenue and Clemence Avenue
Unit Mix:	61 units; 60 VLI/1 manager's unit
Units per Acre:	39.3
Developer:	ROEM Development Corp.
Architect:	James Guthrie and Associates
General Contractor:	ROEM Builders, Inc.
Property Manager:	The John Stewart Company
Financing:	City of San José - \$4,487,616; Other Partners - \$6,929,673
Total Funding:	\$11,417,289



SENIOR Affordable HOUSING DEVELOPMENTS

District 8

120 - Villaggio Senior Housing*

This is the first affordable housing development in Evergreen Valley. Its location, adjacent to a neighborhood shopping center, makes it very convenient for residents. One of the challenges of building this development was the need to comply with Evergreen's stringent traffic policy, however, the location of these senior housing units enabled the developer to ensure little or no impact on the traffic level of service (LOS).

Completed:	Anticipated completion: 2002-03
Location:	2855 The Villages Parkway
Unit Mix:	79 units; 24 VLI/54 LI/ 1 manager's units
Units per Acre:	40.3
Developer:	JSM Enterprises
Architect:	Ko Architects
General Contractor:	Branagh, Inc.
Property Manager:	California Real Estate Management Corp.
Financing:	City of San José - \$4,383,000; Other Partners - \$10,247,000
Total Funding:	\$14,630,000



SENIOR Affordable HOUSING DEVELOPMENTS

District 9



52* - Morrone Gardens

An infill site near transportation and shopping, this 100% affordable, new-construction senior development has made many dreams come true. The downtown San José Rotary Club provided an equity contribution to ensure that the residents have access to additional amenities. As a result, there is a fully-stocked library, a billiards table, a large-screen TV, and a grand piano in the lobby.

Completed:	1994-95
Location:	1107 Luchessi Drive south of Branham Lane and Almaden Expressway
Unit Mix:	102 units; 102 VLI
Units per Acre:	14.8
Developer:	The Housing Authority of the County of Santa Clara
Architect:	The Steinberg Group
General Contractor:	Branagh Inc.
Property Manager:	Property Management Inc.
Financing:	City of San José - \$2,650,000; Other Partners - \$6,835,000
Total Funding:	\$9,485,000



121* - Craig Gardens Senior Housing

Craig Gardens is conveniently located close to Union and Bascom Avenue. One-bedroom suites and common areas are designed to meet the special needs of seniors. Residents enjoy a computer lab, a central courtyard area with raised planting beds, a fountain, trellis and lawn area. Eco Passes for use on VTA bus and light rail make it easy for residents to access public transportation, including Outreach paratransit services.

Completed:	2002-03
Location:	2580 South Bascom Avenue and Elden Drive
Unit Mix:	90 units; 9 ELI/80 VLI/ 1 manager's unit
Units per Acre:	60.0
Developer:	First Community Housing
Architect:	The Office of Jerome King, AIA
General Contractor:	L & D Construction
Property Manager:	The John Stewart Company
Financing:	City of San José - \$4,790,000; Other Partners - \$8,245,119
Total Funding:	\$13,035,119



122* - El Parador

This senior independent living complex was designed in a Spanish style, with a stucco exterior, wood decks, large windows, and a covered "porte cochere" entrance. Amenities include a well-furnished community room equipped with a small kitchen for resident functions, a mail room, a craft room, a computer room, shared laundry facilities on each floor, and an attractively landscaped outdoor garden with benches and a picnic table.

Completed:	2001-02
Location:	2565 South Bascom Avenue
Unit Mix:	125 units; 124 VLI/ 1 manager's unit
Units per Acre:	28.3
Developer:	The Housing Authority of the County of Santa Clara
Architect:	The Steinberg Group
General Contractor:	Barry Swenson Builder
Property Manager:	Property Management, Inc.
Financing:	City of San José - \$6,370,000; Other Partners - \$14,296,893
Total Funding:	\$20,666,893



SENIOR Affordable HOUSING DEVELOPMENTS

District 9

137 - The Oaks of Almaden*

Located in the Cambrian District, residents will have access to light rail service, major transit arterials, and a variety of shopping. The site will be subdivided to accommodate The Oaks of Almaden housing and 24 for-sale homes. Mission craftsman style architecture will lend a distinctive style to the surrounding neighborhood. Residents will enjoy multiple community rooms, and a centralized courtyard with fountains and garden seating.

Completed:

Location:

Unit Mix:

Units per Acre:

Developer:

Architect:

General Contractor:

Property Manager:

Financing:

Total Funding:

Anticipated completion: 2004-05

5067 Almaden Expressway

126 units; 125 ELI/

1 manager's unit

55.0

ROEM Development Corp.

Miro Design Group

ROEM Builders, Inc.

VPM Properties

City of San José - \$7,032,462;

Other Partners - \$16,267,053

\$23,299,505



SENIOR Affordable HOUSING DEVELOPMENTS

District 10



12* - Carlton Plaza

The City issued the bonds for this assisted living development, which offers its residents a variety of services, including meal service, laundry, personal attendants, and transportation. Although the City did not provide direct funding for the development of this project, 100% of the units are affordable to lower-income seniors.

Completed:	1999-00
Location:	380 Branham Lane and Vista Park Drive
Unit Mix:	128 units; 26 VLI/102 LI
Units per Acre:	52.2
Developer:	Carlton Plaza of San José LLC
Architect:	LPA Associates, Inc.
General Contractor:	Earl Construction, Inc.
Property Manager:	Intercontinental Service, Inc.
Financing:	City of San José - \$0; Other Partners - \$14,400,000
Total Funding:	\$14,400,000



18* - Le Mirador

Across the street from a City-owned regional park and down the street from a light rail station, this development provides many conveniences for its residents. A portion of the development site is in the Guadalupe River riparian corridor, resulting in additional open space for the residents and a home for riparian plant and animal species.

Completed:	1999-00
Location:	1191 Coleman Road and Almaden Expressway
Unit Mix:	141 units; 57 VLI/83 LI/ 1 manager's unit
Units per Acre:	38.1
Developer:	JSM Enterprises, Inc.
Architect:	Ko Architects
General Contractor:	Branagh, Inc.
Property Manager:	California Real Estate Management, Inc.
Financing:	City of San José - \$3,525,000; Other Partners - \$10,054,000
Total Funding:	\$13,579,000



63* - Plaza Del Sol

As you enter the Plaza Del Sol lobby, you can feel the home-like atmosphere, which includes a fully-stocked library and TV lounge. Across the street from a shopping center and along a major bus line, senior residents have many opportunities to enjoy San José. The City leveraged its funds, a combination of HOME and 20% monies, with financing from the California Housing Finance Agency (CHFA) and 4% Tax Credits.

Completed:	1996-97
Location:	1380 Blossom Hill Road and Waltrip Drive
Unit Mix:	80 units; 16 VLI/64 LI
Units per Acre:	40.0
Developer:	JSM Enterprises, Inc.
Architect:	Kenneth Rodrigues & Associates
General Contractor:	Yamaoka Builders & Branagh Construction
Property Manager:	California Real Estate Management Corp.
Financing:	City of San José - \$1,900,000; Other Partners - \$5,960,000
Total Funding:	\$7,860,000



SPECIAL NEEDS Affordable HOUSING DEVELOPMENTS District 3



16* - Casa Feliz Manor House

Previously a boarding house for San José State University students, Casa Feliz is now home to 60 residents with developmental disabilities who live independently but need a structured living environment. This development was acquired and rehabilitated by Housing for Independent People in collaboration with Alliance for Community Care which provides on-site counseling, services, and transportation for residents.

Completed:	1989-90
Location:	525 South 9th Street near Williams Street
Unit Mix:	60 beds
Units per Acre:	NA
Developer:	Housing for Independent People
Architect:	Pacific Design Group
General Contractor:	Al James Construction
Property Manager:	The John Stewart Company
Financing:	City of San José - \$590,000; Other Partners - \$1,173,000
Total Funding:	\$1,763,000



35* - Homebase

Located on two different sites, this combined 24-bed facility houses residents who are developmentally disabled. The development, which is in San José's downtown core, received a HUD 202 grant. Originally owned and managed by Housing for Independent People, Homebase is now owned by Alliance for Community Care and managed by the John Stewart Company.

Completed:	1990-91
Location:	865 Calhoun Street near southwest corner of Willow Street and Lick Avenue
Unit Mix:	24 beds
Units per Acre:	40.0
Developer:	Housing for Independent People
Architect:	Bamburg and Associates
General Contractor:	Dapont Construction Company
Property Manager:	The John Stewart Company
Financing:	City of San José - \$115,000; Other Partners - \$996,200
Total Funding:	\$1,111,200



123* - The Haven

At one time, The Haven was a home to nuns from a nearby church. Now, fully rehabilitated, it provides two- and three-bedroom apartments for families who have lost their home due to fire or other disasters. In partnership, the Red Cross provides assistance and resources to displaced residents. Facility furnishings were purchased by the Emergency Housing Consortium, which also provides on-site management.

Completed:	2001-02
Location:	937 Locust Street and Edwards Avenue
Unit Mix:	9 units; 3 VLI/5 moderate units/ 1 manager's unit
Units per Acre:	10.3
Developer:	Emergency Housing Consortium
Architect:	Fullcircle Design Group
General Contractor:	D.V. Construction
Property Manager:	Emergency Housing Consortium
Financing:	City of San José - \$1,000,000; Other Partners - \$875,000
Total Funding:	\$1,875,000



SPECIAL NEEDS Affordable HOUSING DEVELOPMENTS District 3



19* - Commercial Street Inn

Owned and managed by InnVision, Commercial Street Inn was rebuilt after a devastating fire that destroyed much of the original building. Housing homeless women and children, the Commercial Street Inn has private rooms for families and semi-private space for single women. Transportation and services such as long-term housing placement, job training and placement, and life skills training are provided.

Completed:	1997-98
Location:	260 Commercial Street near North 7th Street
Unit Mix:	55 beds
Developer:	InnVision
Architect:	John Holland and Barry Swenson Builder
General Contractor:	Barry Swenson Builder
Property Manager:	InnVision
Financing:	City of San José - \$293,000; Other Partners - \$950,000
Total Funding:	\$1,243,000



51* - Montgomery Street Shelter

Both emergency shelter and transitional housing beds are provided at this multi-service center in downtown San José. Through a collaborative effort, residents have access to job training, a computer lab, health services, and drug rehabilitation assistance. More than two-hundred people are served each day at this multi-service center.

Completed:	1996-97
Location:	352 North Montgomery Street north of West Julian Street
Unit Mix:	84 beds
Developer:	InnVision
Architect:	Joe G. Hernandez Architects AIA
General Contractor:	Barry Swenson Builder
Property Manager:	InnVision
Financing:	City of San José - \$700,000; Other Partners - \$1,850,000
Total Funding:	\$2,550,000



Coming Soon

SPECIAL NEEDS Affordable HOUSING DEVELOPMENTS District 5

48* - Milagro

HUD 811 funds were made available for this craftsman-style bungalow development, which provides a permanent home to 15 residents who have developmental disabilities. Originally sponsored by Housing for Independent People, the development is owned and managed by the Mid-Peninsula Housing Corporation. Services for the residents are provided by Community Options, a public interest agency.

Completed:	1993-94
Location:	2865 Florence Avenue west of White Road
Unit Mix:	15 units; 14 VLI/1 manager's unit
Units per Acre:	12.8
Developer:	Housing for Independent People
Architect:	Bamburg and Associates
General Contractor:	L & D Construction
Property Manager:	Mid-Peninsula Housing Management Corp.
Financing:	City of San José - \$702,134; Other Partners - \$1,643,400
Total Funding:	\$2,345,534

69* - San José Family Shelter

This former warehouse, located in an industrial area of the city, now serves as home to 36 homeless families. With on-site child care, a Head Start Program, and job training classes at the adjacent Center for Employment Training, the Family Shelter provides a basis for families to revitalize their lives and search for permanent housing.

Completed:	1988-89
Location:	1590 Las Plumas Avenue and Nipper Avenue
Unit Mix:	36 units; 36 VLI
Developer:	Concern for the Poor
Architect:	Ruth & Going, Inc.
General Contractor:	Page Construction
Property Manager:	Concern for the Poor
Financing:	City of San José - \$1,761,590; Other Partners - \$896,744
Total Funding:	\$2,658,334

130* - HomeSafe

HomeSafe consists of 24 units of co-housing and a childcare facility serving women affected by domestic violence. The co-housing model is conducive to giving women and their children both the privacy and the community they need to regain control of their lives and transition to a healthy living environment. These units offer affordable living situations, informal community support, childcare, and centralized access to services specifically for battered women and their children.

Completed:	Anticipated completion: 2003-04
Location:	Kentucky Place, south of Alum Rock Avenue
Unit Mix:	24 units; 24 ELI
Units per Acre:	23.0
Developer:	Charity Housing
Architect:	Studio E Architects
General Contractor:	F.D. Oulette
Property Manager:	InnVision
Financing:	City of San José - \$4,500,000; Other Partners - \$2,555,316
Total Funding:	\$7,055,316



SPECIAL NEEDS Affordable HOUSING DEVELOPMENTS District 6



133* - Roewill Drive

The acquisition and rehabilitation of this apartment building of two- and three-bedroom units, located in the Blackford Strong Neighborhoods Initiative area, has had a revitalizing effect on the surrounding neighborhood. The City provided financial support, which allowed the non-profit Housing for Independent People to acquire the property.

Completed:	Anticipated completion: 2003-04
Location:	1059 Roewill Drive
Unit Mix:	6 units; 6 ELI
Developer:	Housing for Independent People
Architect:	none
General Contractor:	TBD
Property Manager:	Housing for Independent People
Financing:	City of San José - \$382,500; Other Partners - \$310,000
Total Funding:	\$692,500



125* - Vermont House

These two Mediterranean style homes were already leased for service-enriched transitional housing when the owners decided to sell the property. With a bus stop one-half block away, and ADA improvements completed, retaining the property was a priority. Located in the desirable Rose Garden neighborhood, with its tree-lined streets and beautiful vintage homes, this development is close to outpatient counseling facilities and retail services.

Completed:	2001-02
Location:	1072 and 1082 Vermont Street
Unit Mix:	30 units; 21 ELI/9 VLI
Developer:	Combined Addicts and Professionals Services Inc. (CAPS)
Architect:	none
General Contractor:	none
Property Manager:	Combined Addicts and Professional Services Inc.
Financing:	City of San José - \$960,000; Other Partners - \$645,925
Total Funding:	\$1,605,925



SPECIAL NEEDS Affordable HOUSING DEVELOPMENTS District 7

66* - Reception Center

The first of its kind in California, this 24-hour facility is an innovative blend of shelter and on-site services that promotes self-esteem for families and individuals who are homeless. Housing up to 250 men, women, and children year-round, the Center provides both short-term and transitional shelter. Job training, medical assistance, social services, self-help training, and transportation are provided. A full-service laundry and cafeteria are located on-site.

Completed:	1997-98
Location:	2011 Little Orchard Street and Cimino Avenue
Unit Mix:	250 beds
Developer:	Emergency Housing Consortium
Architect:	HMC Group
General Contractor:	Barry Swenson Builder
Property Manager:	Emergency Housing Consortium
Financing:	City of San José - \$4,181,253; Other Partners - \$1,886,474
Total Funding:	\$6,067,727



SPECIAL NEEDS Affordable HOUSING DEVELOPMENTS District 9

21* - Santa Clara County Children's Shelter

The City of San José pledged the first \$1 million to this project, which houses children who have been removed from or abandoned by their families. Several sections house different age groups, from infants to teenagers. A full-scale school and gymnasium are on-site, along with field and hockey rinks. Significant donations were raised from local residents and businesses to finance this shelter.

Completed:	1995-96
Location:	4455 Union Avenue south of Camden Avenue
Unit Mix:	132 beds
Units per Acre:	N/A
Developer:	New County Children's Shelter of Santa Clara County
Architect:	The Steinberg Group
General Contractor:	Greenbriar Company
Property Manager:	County of Santa Clara
Financing:	City of San José - \$1,500,000; Other Partners - \$7,540,000
Total Funding:	\$9,040,000

36* - Homeport

Housing people who are developmentally disabled, this HUD 202-financed development is designed as a single room occupancy, with each resident having a private room, but sharing bathrooms and a community kitchen. The City's financing assisted in upgrading the design to ensure that the project blended nicely into the neighborhood. Originally owned by Housing for Independent People, Homeport is now owned and operated by the Mid-Peninsula Housing Corporation.

Completed:	1990-91
Location:	5030 Union Avenue and Los Gatos-Almaden Road
Unit Mix:	15 beds
Units per Acre:	15.3
Developer:	Housing for Independent People
Architect:	Bamburg & Associates
General Contractor:	Dapont Construction Company
Property Manager:	Mid-Peninsula Housing Management Corp.
Financing:	City of San José - \$140,000; Other Partners - \$768,500
Total Funding:	\$908,500

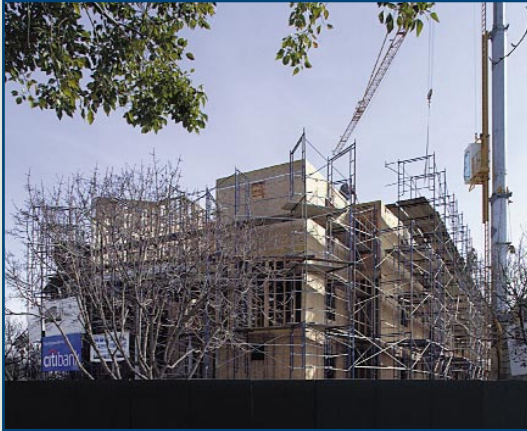


SPECIAL NEEDS Affordable HOUSING DEVELOPMENTS District 10

34* - Hoffman Court

Housing for Independent People acquired and rehabilitated these three south San José four-plexes to house people with developmental disabilities. The City has devoted substantial staff and financial resources to the Hoffman Court neighborhood under the Project Crackdown Program to revitalize and strengthen the area.

Completed:	1992-93
Location:	5629, 68 & 84 Hoffman Court and Blossom Hill Road
Unit Mix:	36 beds
Units per Acre:	N/A
Developer:	Housing for Independent People
Architect:	N/A
General Contractor:	Al James Construction
Property Manager:	John Stewart Company
Financing:	City of San José - \$1,042,095; Other Partners - \$318,000
Total Funding:	\$1,360,095



SINGLE ROOM OCCUPANCY (SRO)

Affordable

HOUSING DEVELOPMENTS

District 1

126 - El Paseo Studios*

El Paseo Studios was recognized for its award-winning design by the American Institute of Architects, for extensive use of sustainable, environmentally friendly photovoltaic building products. Flanked by regional shopping centers and transportation thoroughfares, residents enjoy studio apartments with an outside balcony overlooking a large courtyard and fountain. Residents also receive Eco Passes for use on the bus and light rail, helping residents to stretch their budgets.

Completed:**Location:****Unit Mix:****Units per Acre:****Developer:****Architect:****General Contractor:****Property Manager:****Financing:****Total Funding:**

Anticipated completion: 2003-04

Hamilton Avenue and Campbell Avenue near Saratoga Avenue

98 units; 10 ELI/88 VLI

200.0

First Community Housing

The Office of Jerome King, AIA

Branagh, Inc.

The John Stewart Company

City of San José - \$5,018,675;

Other Partners - \$10,053,755

\$15,072,430



SINGLE ROOM OCCUPANCY (SRO)

Affordable

HOUSING DEVELOPMENTS

District 3

61* - Pensione Esperanza

Within walking distance of downtown employers, residents enjoy a landscaped courtyard, private baths, partial kitchens, extensive common room facilities, an on-site case manager, and a 24-hour assistance desk. Ten units are for Shelter Plus Care participants, who pay 30% of their own housing costs. This Federally-funded program provides rental assistance for the remaining amount, as well as counseling and social services to assist the participants to achieve independence.

Completed:	1999-00
Location:	598 Columbia Avenue and Bird Avenue
Unit Mix:	110 units; 109 VLI/ 1 manager's unit
Units per Acre:	119.0
Developer:	Charities Housing Development Corp. and Green Valley Corp.
Architect:	David Baker and Associates
General Contractor:	Barry Swenson Builder
Property Manager:	Charities Housing Development Corp.
Financing:	City of San José - \$3,250,000; Other Partners - \$4,587,000
Total Funding:	\$7,837,000

1* - Innvision Villa

This vacant fraternity house near the San José State University campus and the established Campus Community Neighborhood was adapted and rehabilitated into single room occupancy (SRO) living for people in transition from homelessness or those at risk of homelessness. With a focus on single mothers with children, this development provides supportive services to residents.

Completed:	1998-99
Location:	184 South 11th Street and San Antonio Street
Unit Mix:	26 units; 26 VLI
Developer:	InnVision
Architect:	PSA Architects
General Contractor:	South Bay Construction
Property Manager:	InnVision
Financing:	City of San José - \$179,000; Other Partners - \$1,000,000
Total Funding:	\$1,179,000



SINGLE ROOM OCCUPANCY (SRO)

Affordable

HOUSING DEVELOPMENTS

District 4

53* - Creekview Inn

The site for this new-construction suburban single room occupancy (SRO) development was purchased and subdivided to make room for the Creekview Inn and the adjacent SRO for people with disabilities (see *Casa de los Amigos*). Located on a parcel next to the Penitencia Creek, residents enjoy a peaceful outdoor setting. A reception desk is open 24-hours a day to assist residents and visitors.

Completed:	1999-00
Location:	965 - 967 Lundy Avenue
Unit Mix:	25 units; 24 VLI/1 manager's unit
Developer:	First Community Housing
Architect:	Bamburg and Associates
General Contractor:	L & D Construction
Property Manager:	John Stewart Company
Financing:	City of San José - \$1,190,130; Other Partners - \$1,104,496
Total Funding:	\$2,294,626

13* - Casa de los Amigos

Funded with a \$1 million HUD settlement (to include persons with AIDS in the definition of disabled persons under the Americans with Disabilities Act), this small single room occupancy (SRO) development provides independent living opportunities for persons with AIDS and is located near the Creekview Inn SRO. Services at this development are provided by the Visiting Nurses Association, and AIDS Resources, Information and Services (ARIS).

Completed:	1994-95
Location:	967 Lundy Lane and Berryessa Road
Unit Mix:	24 units; 24 ELI
Units per Acre:	52.9
Developer:	Housing for Independent People
Architect:	Bamburg and Associates
General Contractor:	L & D Construction
Property Manager:	Eden Housing Management, Inc.
Financing:	City of San José - \$915,610; Other Partners - \$1,900,000
Total Funding:	\$2,815,610



SINGLE ROOM OCCUPANCY (SRO)

Affordable

HOUSING DEVELOPMENTS

District 6

23* - *Curtner Gardens*

The first newly-constructed suburban single room occupancy (SRO) in San José, Curtner Gardens is conveniently located across the street from a light rail station and is walking distance to shopping and services. Aside from fully-furnished units, residents have access to underground parking, 24-hour security, a community room with a big-screen TV, a computer room, a weight room, and an outside patio and dining area.

Completed:	1994-95
Location:	701 Curtner Avenue and Canoas Garden Avenue
Unit Mix:	180 rental units; 36 VLI/108 LI/ 36 market rate units
Units per Acre:	203.4
Developer:	JSM Enterprises, Inc.
Architect:	The Office of Jerome King, AIA
General Contractor:	Barry Swenson Builder
Property Manager:	California Real Estate Management Corp.
Financing:	City of San José - \$2,648,302; Other Partners - \$4,200,000
Total Funding:	\$6,848,302



SINGLE ROOM OCCUPANCY (SRO)

Affordable

HOUSING DEVELOPMENTS

District 7

50* - Monterey Glen Inn

This former motel was renovated into permanent single room occupancy (SRO) housing for individuals with disabilities. A beautiful garden setting with a stream, residents enjoy the outdoors while living close to downtown, transportation, and shopping. A 7,000 sq. ft. community center with recreational activities, billiards, and facility-sponsored events, amenities include workshops on nutrition, self-help, life-skills, ESL, budgeting, and health (*see Tully Gardens I and Tully Gardens II*).

Completed:	1995-96
Location:	2112 Monterey Highway north of Curtner Avenue
Unit Mix:	95 units; 95 VLI
Units per Acre:	34.3
Developer:	Emergency Housing Consortium
Architect:	Morton Frank, AIA
General Contractor:	Barry Swenson Builder
Property Manager:	Emergency Housing Consortium
Financing:	City of San José - \$2,910,000; Other Partners - \$1,976,000
Total Funding:	\$4,886,000

127* - Markham Plaza I

Located in the Monterey Corridor Redevelopment Project and the gateway to downtown San José, phase one of this development provides much needed housing for nearby industrial jobs. This development is for working singles, couples, and single parents with one child. The rent is targeted to individuals who are just starting out on their own, and people who are employed in the service-related industries (*see Tully Gardens II and Monterey Glen Inn*).

Completed:	2002-03
Location:	2030 Monterey Road and Tully Road
Unit Mix:	155 units; 152 ELI/ 3 managers' units
Units per Acre:	104.0
Developer:	CORE Development
Architect:	Carrasco and Assoc.
General Contractor:	CORE Builders
Property Manager:	Emergency Housing Consortium
Financing:	City of San José - \$7,617,219; Other Partners - \$14,739,808
Total Funding:	\$22,357,027

128* - Markham Plaza II

Phase two of this development will provide amenities that eliminate the need for residents to own a car, purchase a computer, or pay for a health club membership. The development has its own bus stop, a fitness center, and a computer room with Internet access. Computer training, employment training, counseling services, and case management are available as well as an after-school homework mentoring program for children. Located next to the Monterey Glen Inn, residents have access to a wide variety of social services.

Completed:	2002-03
Location:	2150 Monterey Road and Tully Road
Unit Mix:	153 units; 152 ELI/ 1 manager's unit
Units per Acre:	104.0
Developer:	CORE Development
Architect:	Carrasco and Assoc.
General Contractor:	CORE Builders
Property Manager:	Emergency Housing Consortium
Financing:	City of San José - \$6,340,295; Other Partners - \$14,999,679
Total Funding:	\$21,339,974

Affordable Housing Works!

The Affordable Housing Developments Map illustrates the City's commitment to providing affordable housing throughout the community. A Dispersion Policy maximizes land use and ensures the availability of affordable housing across San José with the goal of promoting and balancing economic integration.

The City also encourages transit-oriented development through its Smart Growth Policy. Many developments are located on transportation corridors to reduce congestion, and to provide easy access to jobs, retail shopping, parks and recreation areas. High-density housing and mixed land use - where jobs, homes, and retail shopping are integrated at the same location - contribute to San José's vision of the future.

What is Affordable Housing?

Housing is "affordable" if it costs no more than 30% of a family's or individual's monthly household income. A person earning \$26 an hour - \$54,000 annually - cannot afford a \$1,400 per month apartment without paying more than 30% of his or her income in rent. Yet San José routinely experiences rental prices in excess of \$1,400 for a one-bedroom apartment. Affordable housing is designed for working professionals who are starting out, seniors who have worked a lifetime, single-income families, and many other people.

"I live in the Almaden Lake community. I had no idea that the apartments at Almaden Lake were an affordable housing development. They're very attractive and they are always well-maintained."

John Allison, V.P.
Philips Adac Labs



"Because we want to be good neighbors, we hire experienced professional property managers who know how to manage people as well as apartments."

Betsy Powell
First Community Housing





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